PRELIMINARY MARKET FEASIBILITY ANALYSIS
OF THE BREWSTER, NY MARKET FOR
TRANSIT ORIENTED DEVELOPEMENT

Prepared for COVINGTON DEVELOPMENT

JUNE. 2014

GOMAN + YORK

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EXECUTIVE SUMMARY

The Assignment

Goman+York Property Advisors LLC was engaged by Covington Development LLC to provide a preliminary study examining the market capacity and rental/sale parameters for the development of approximately 800-1000 new multi-family and/or condominium housing units in Brewster, New York.

The following report is a preliminary market feasibility analysis of the proposed housing project in Brewster, New York based upon the conceptual design and project scope as provided by Covington Development LLC and Tecton Architects.

This preliminary analysis should be viewed as a macro level review of the market feasibility of the conceptual development plan. Essentially, this preliminary analysis is intended to provide information adequate to assist the developer in deciding whether further work on the given project is warranted. More specifically, the preliminary analysis assists the developer in refining their development program prior to proceeding to the next level of detailed development tasks, including design development, cost estimating, geotechnical and environmental analysis, detailed financial projections and similar development related work.

It is important to point out that this preliminary analysis is not intended to provide the detailed information necessary for the purpose of formerly underwriting debt or equity investment with respect to the given project.

The Project

The proposed project, as presented in the conceptual plans from Tecton Architects, envisions several multi-story residential units targeted at several lifestyle segments, including commuters using the adjacent Metro North rail station. The proposed design contains approximately 800-1000 residential units and includes a variety of related amenities such as cafés, restaurants, community and convenience retail uses, on-site parking and common facilities such as a fitness center, multipurpose room and several courtyard areas. A primary goal of the project is to provide an attractive residential environment for young families. In addition to the amenities mentioned above it will be important to create one or more active recreation centers in order to provide appropriate family oriented recreation opportunities. The project site is located on the south side of Route 6 in the Village of Brewster, immediately east of the Metro North station. The property boundaries are Route 6 on the north side, Railroad Avenue to the west, Wilkes Street to the east and Marvin Avenue to the south.

Proposed conceptual plan by Tecton Architects.

Trade Area by Drive Time
Red=5 Minute
Green= 13 Minute
Blue= 23 Minute

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The Amenities

In addition to a substantial increase in the number of residents living in the Village area, an essential component to reenergizing the core of the Village of Brewster will be to significantly enhance the commercial facilities and public amenities within the Village. In this regard, we recommend that between 100,000 ft.² and 150,000 ft.² of arts, cultural, recreational, restaurant and retail uses be provided, either through new development or the inclusion of existing facilities. These commercial facilities and public amenities will form the economic "anchor" necessary to revitalize the Village district.

As currently contemplated, it is anticipated that the project will include a variety of amenities. Some of these amenities are planned to be built within the early phases of the development while others will be built as the development reaches full build out. Additionally, certain amenities will be provided for the use of the tenants/owners of the residences within the planned development while others will be open to the public. Within the project itself, current plans call for the creation of several meeting rooms, a fitness facility and resident-use areas commonly found in high-quality residential developments. With regard to the Village of Brewster, the project will provide a renewed focus on the cultural square in Brewster, including the museum, theater, Wells Park and public library facilities. The significant economic and residential presence of this project will drive substantially increased usage of surrounding public facilities.

The Market

We established 3 discrete trade areas for the project based upon drive time parameters of 5, 13 and 23 minutes. In our experience, trade areas based upon driving times provide a more accurate and realistic picture than, for example, concentric rings. Essentially, this is simply saying that the particular trade area consists of those residents who live within the given drive time parameter from the project site.

The 23 minute drive time trade area should be viewed as the regional market for the project. The average commute to work drive time for the US is approximately 23 minutes and we believe that it serves as a reasonable proxy for the largest trade area. While the project is likely to attract some residents from outside that trade area, the majority are likely to come from within it. The 5 minute drive time trade area should be viewed as the immediate neighborhood market for the project. We would expect the project to receive very significant consideration from potential buyers who currently reside within this trade area. The 13 minute drive time trade area simply bisects the other two trade areas and provides an additional way to view the market for this project.

The data for the residents living within all 3 trade areas shows that the market possesses reasonably attractive socioeconomic indicators. In particular, the 5 minute drive time trade area contains high percentages of residents who are in economically attractive socioeconomic segments in terms of wealth, education and employment status. Additionally, the socioeconomic characteristics improve somewhat as the trade area size increases, providing an overall strong set of trade areas from which to draw potential residents.

Importantly, our review of housing development trends, absorption rates and the characteristics of the specific trade areas proved instructive with regard to developing a reasonable estimate for the number of residential units which can be sold or leased during a given period. The small overall trade areas and the historical data for absorption rates therein indicate that any developer of residential multi-family or condominium housing units should proceed cautiously in terms of the number of new units brought online during a given year. Our research indicates that an absorption rate for this project 50-100 new units per year. A well-funded marketing campaign executed by an experienced residential marketing company will be essential if absorption rates above moderate levels are expected.

In summary, our analysis shows that the drive time trade area is well suited for new residential multi-family and/or condominium units provided that the developer proceed cautiously in terms of the number of new units brought on line in each year. In order to provide the net new economic activity necessary to support the desired improvements to the Village of Brewster, we conclude that a critical mass of at least 800 to 1,000 new residential units should be developed within the project study area. While this number of new dwelling units will represent a significant expansion to the existing market, expansion at this scale is essential to creating the market characteristics necessary to attract and support the desired restaurant, retail and cultural uses. We conclude that a development which is phased in over approximately 8 to 10 years would be appropriate consideration for this project.

Our gap analysis identified several business segments which exhibit sales being exported to other markets and which new retail would address and be reflective of the tenant profile being sought for the project. Both the 5 and 13-minute drive time trade areas show high leakage factors in both full and limited service restaurants. In the 5 minute drive time trade area there is +/-$1.5 million and +/-$1.8 million leaving the area, while that number increases within the 13 minute drive time trade area to +/-$13.0 million and +/-$7.5 million of exported revenues. Accordingly, we conclude that a well-positioned new better quality quick service or family restaurant should be profitable in this market. In addition to a restaurant, our market analysis shows enough leakage for an additional health and personal care store, with gaps of +/-$3.0 million in the 5-minute and +/-$4.9 in the 13-minute drive time trade areas, respectively. Several other industry segments could be potentially viable with the significant growth in population that this project will initiate, including clothing and furniture stores. Please refer to the detailed Gap Analysis included in this report.

Population Migration

We also assume that households moving into the market area will have characteristics that are similar to current residents. Approximately 27,700 households moved into the tri-county area of Putnam, NY, Westchester, NY and Fairfield, CT between 2009 and 2010, according to the latest IRS data. The 23-minute target market holds nearly 14% of the tri-county population and will presumably attract a similar share of the new households, or about 3,900. About 2/3 of these or 2,600 are probable renters and potential candidates for multi-family housing.

Combining the 5,400 renter households that move within the market area each year with 2,600 moving in from outside produces a potential market for multi-family housing of 8,000 units annually. These estimates should, however, be narrowed further to adjust for characteristics, such as target income ranges and demographic profiles that are in keeping with the design and scope of this project. And these estimates should be conditioned on historical evidence of the area's ability to absorb new housing units.

Local Business

Outside Business

HOUSING OCCUPANCY

The target market is characterized by a relatively low vacancy rate, and a significant share of renter-occupied as opposed to owner-occupied housing, particularly at the 5-minute drive time radius.

Vacancy

Vacancy rates within 23-minutes of the subject property were 6.8%, according to 2010 Census data. That compares favorably to a U.S. average rate of 11.4% the same year, and to rates of 9.7%, 7.9% and 9.5%, respectively in the states of New York, Connecticut and New Jersey.

Current (2013) vacancy rates in 5, 13, and 23-minute are about what they were in 2010. The housing market is expected to remain tight for the foreseeable future, with projected 2018 vacancy rates of 6.6% within the 23-minute drive time and 6.7% within the 13-minute market. Even an anticipated 8.5% vacancy rate for the 5-minute drive time market in 2018 compares favorably to current national and regional rates.

Market Distribution

Nearly 38% of housing in the immediate 5-minute drive time area is renter-occupied, which is characteristic of the New York state average of 37%. The 13 and 23-minute markets—with 19% and 23% renter-occupied rates respectively—are more reflective of Connecticut averages of 25% or less renter-occupied housing. The proportion of renter-occupied housing is expected to shrink a bit across the three market areas over the next five years. This correlates with the owner-occupied housing for the immediate area at 55.7% significantly higher than the New York average of 47.6%. The 13 and 23 minute markets show owner-occupied numbers of 74.6% and 70% which again heavily favors the trade area with Connecticut's number at 60.4%.

HOUSING OCCUPANCY

5 MIN: 37.6%, 6.6%, 55.7%

13 MIN: 18.7%, 6.7%, 74.6%

23 MIN: 23.1%, 6.9%, 70.0%

OWNER ■ RENTER ■ VACANT
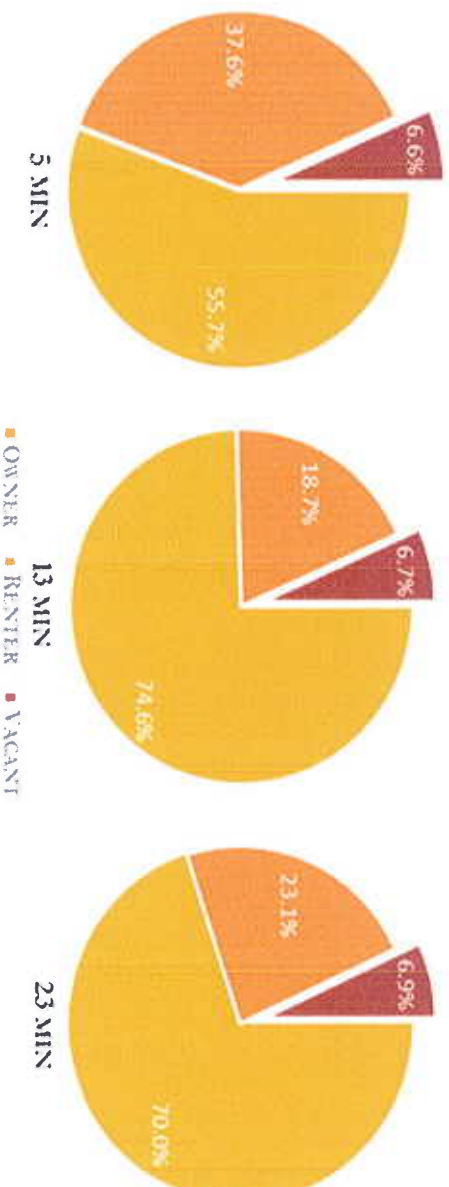
DEMOGRAPHIC & SOCIOECONOMIC REALITY

To obtain an understanding of the social elements that make up the community, we need to explore the Demographic and Socioeconomic characteristics of the market area. The target markets surrounding the proposed Brewster NY multi-family housing project are upwardly mobile, younger working couples and families.

Demographic

The majority of residents in all three market areas are white, with shares in 2013 ranging from 85%, 90% and 84% within the 5, 13 and 23 minute drive-times, respectively. The immediate 5-mile radius of the proposed project, however, does exhibit some ethnic diversity. About one-third of area residents are of Hispanic origin, up from less than 31% in 2010. The area is expected to maintain this degree of diversity over the coming years.

Within a 23-minute drive time, the median age of area residents is 41.5 years, significantly above the US average of 38.5 years in 2013. The 13-minute drive time market is older still, 43.9 years, but the smaller 5-minute market, at 38.6 years, is at about the US median. All three markets are expected to grow grayer between now and 2018, each by about 1 year.

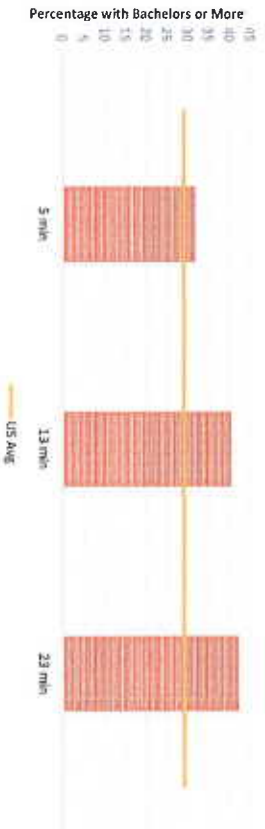## AGE DISTRIBUTION
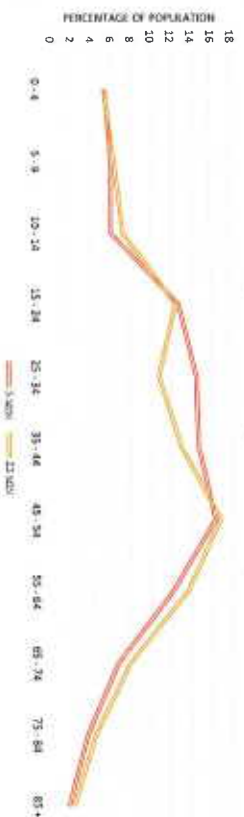
INCOME DISTRIBUTION

Socioeconomics

Brewster area residents are highly educated. The share of the population 25 and older holding a Bachelor's degree or higher is 32% within a 5-minute drive of the proposed site, as opposed to 29% nationally. At the 13-minute and 23-minute marks, those shares jump to 40% and 42%, respectively. The employed population of the area works predominantly in the services sector and in white-collar occupations, earning exceptional levels of income.

Median household income within a 5-minute drive time of Brewster is $76,400—at least 1/3 more than the US median. At both the 13-minute and 23-minute rings, median incomes jump to about $90,000.
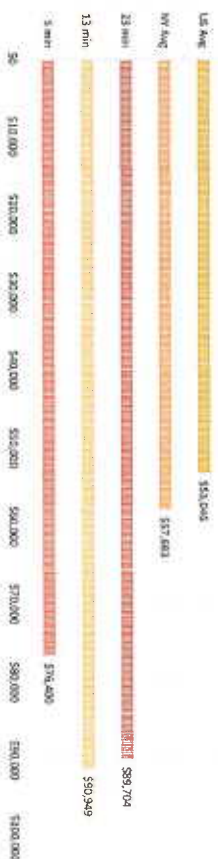
Tapestry Breakdown

The dominant tapestry segments in the broadest 23-minute market area around the proposed project are what ESRI identifies as "Wealthy Seaboard Suburbs, Pleasantville, and Suburban Splendor." These residents are affluent suburbanites who prefer single family homes. Yet a smaller but significant share of the population falls into groups called "City Lights and In Style" who prefer higher-density apartment living, and "Silver and Gold" who are often interested in downsizing from high-maintenance homes.
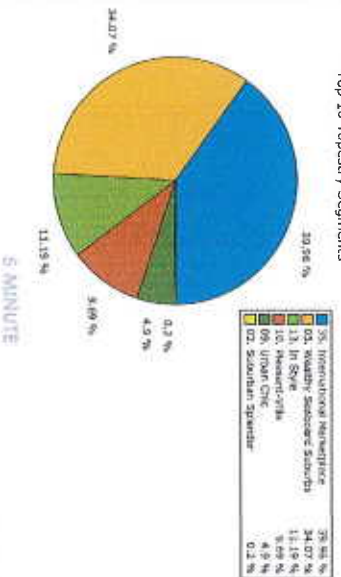
EDUCATIONAL ATTAINMENT

Percentage with Bachelors or More

— US Avg

MEDIAN INCOME BY MARKET

US Avg	$51,045
NY Avg	$57,683
5 min	$76,400
13 min	$89,704
23 min	$90,949

Axis: $0, $10,000, $20,000, $30,000, $40,000, $50,000, $60,000, $70,000, $80,000, $90,000, $100,000

5 MINUTE — Top 10 Tapestry Segments

	Segment	%
	35. International Marketplace	39.96 %
	03. Wealthy Seaboard Suburbs	34.07 %
	13. In Style	11.19 %
	10. Pleasant-Ville	9.69 %
	09. Urban Chic	4.9 %
	02. Suburban Splendor	0.1 %

13 MINUTE — Top 10 Tapestry Segments

	Segment	%
	10. Pleasant-Ville	26.4 %
	03. Wealthy Seaboard Suburbs	19 %
	02. Suburban Splendor	13.8 %
	03. Connoisseurs	10.7 %
	13. In Style	8.6 %
	35. Silver and Gold	5.9 %
	26. Intermittent Marketplace	5.9 %
	30. Retirement Communities	3.4 %
	09. Urban Chic	2.7 %
	10. City Lights	0.4 %

23 MINUTE — Top 10 Tapestry Segments

	Segment	%
	03. Wealthy Seaboard Suburbs	21.78 %
	10. Pleasant-Ville	15.51 %
	02. Suburban Splendor	12.43 %
	01. Top Rung	10.72 %
	35. International Marketplace	10.36 %
	20. City Lights	7.18 %
	03. Connoisseurs	5.93 %
	13. In Style	4.68 %
	09. Urban Chic	2.06 %
	35. Silver and Gold	3.05 %

MARKET COMPARISON

We identified several surrounding housing developments in the general area of the proposed Brewster location to help understand the potential rental market of the Brewster area.

Comparison

Finding comparable properties is made difficult by the fact that only 5 housing units have been built since 2005 that are within a 5-minute drive of the proposed project. That has required us to extend our search to other areas of New York and Connecticut that are within a roughly 60-90 minute commute to New York City. We have identified approximately one dozen apartment complexes, ranging in size from 10 to 234 units with accommodations that vary from studio apartments to 4-bedroom condominiums. Several of the comparables are new (The Avalon and 1111 Apartments, both in Strafford, and Abbey Woods in Danbury) but the median age of the sample is 20 years.

Pricing

The accompanying figure plots the monthly rental prices and apartment types for the various competitive projects. Assuming area renters judge the amenities of the Brewster project as comparable to these apartments, appropriate prices for studios, 1, 2 and 3-bedroom units would be about $1,200, $1,700, $2,200 and $2,700, respectively.

OF BEDROOMS VS COST

Rent per Month

# of Bedrooms
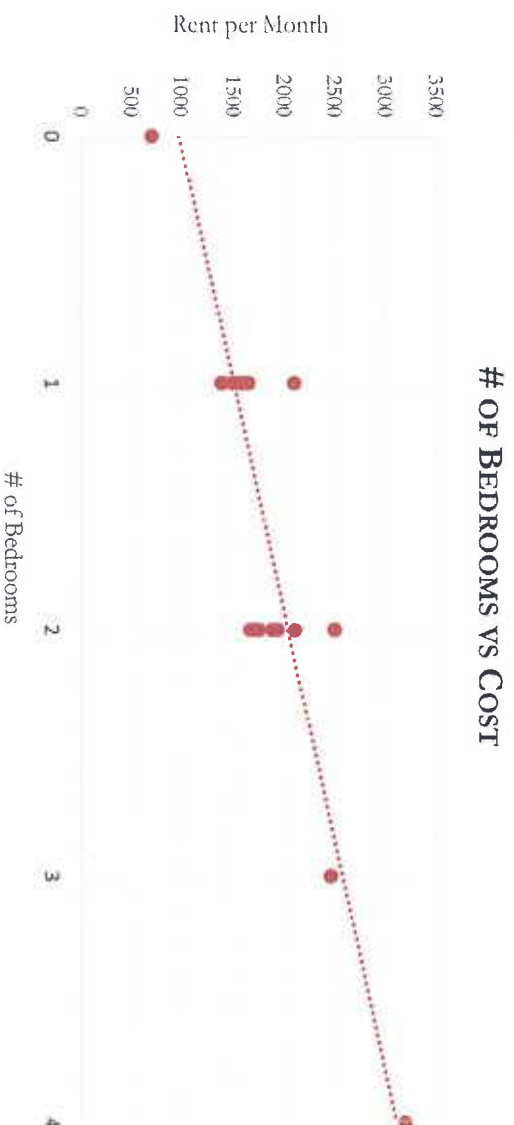
BELOW WE HAVE LISTED SEVERAL COMPARABLE DEVELOPMENTS FOR REFERENCE. THE REFERENCED DEVELOPMENTS HAVE BEEN INCLUDED TO:

A) illustrate architectural styles which can be utilized in mixed-use development,
B) provide some useful examples of Traditional Neighborhood Development principles in practice,
C) showcase developments which have been successfully integrated into existing communities,
D) offer examples of land use plans where a mix of residential types along with commercial and public spaces have been combined with an overall positive result.

While it is important to acknowledge the individual differences which exist between each specific market and trade area, the underlying land use and design principles common to these projects have been repeatedly proven to be successful in reenergizing the surrounding areas.

CHARACTERISTICS OF COMPARISONS

	RESIDENTIAL UNITS	OFFICE SIZE	RETAIL SIZE	RESTAURANT SIZE	AMENITIES	DISTANCE TO TRANSIT
BIRKDALE VILLAGE HUNTSVILLE, NC	340	287,120 SQ. FT	45,100 SQ. FT		CINEMA, FITNESS CENTER	1-MINUTE
BLUE BACK SQUARE WEST HARTFORD, CT	105	172,000 SQ. FT	260,000 SQ. FT	40,100 SQ. FT	CINEMA, FITNESS CENTER	1-MINUTE
LIBERTY CENTER CINCINNATI, OH	220	76,000 SQ. FT	830,000 SQ. FT	60,000 SQ. FT	CINEMA, CONFERENCE CENTER	1-MINUTE

LIBERTY CENTER

BLUE BACK SQUARE

BIRKDALE VILLAGE

PHASING & IMPLEMENTATION

The analysis of migration patterns in the study area concluded that approximately **8,000 households** could be in the market each year for new housing accommodations. Only some of these households, however, are likely to match the income and demographic profile that would make living in a multi-family community either feasible or attractive.

Target Market

Typical apartment dwellers tend to be working singles, married couples without children, and empty nesters. Most important, however, given the proposed pricing structure, the target market should include households with incomes of $48,000 or more annually. (Industry rules-of-thumb suggest that income should be at least 40 times the monthly cost of housing.) According to current American Community Survey data for the Northeastern Westchester County area (Brewster is just over the line from this area and will likely draw a significant share of its potential market from here) 40% of renters meet this criterion. It is likely, therefore, that only 3,200 of the 8,000 households seeking apartment units would pass the income and demographic tests for the proposed project.

Implementation

Aggressively promoted projects can capture 10% of the target market. More reasonable capture rates fall into the range of 5% to 1%. For the current project, a 10% capture rate would translate into 320 units per year, 5% would imply 160 units while 1% amounts to just 32 units per year.

The proposed project's proximity to the Brewster Metro North station should help to boost its capture rates, but given the considerations above, we recommend a phased introduction of approximately 50 units per year to the market. Leasing this number of units would require a capture rate of approximately 1.5% to 3%, something that we think is feasible for this project.

Unit Distribution

The current profile of rental units in Putnam and Westchester Counties offers insight into the area's long run preferences for apartments of different sizes. About 10% of area apartments are studios, 40% 1-bedroom and 50% 2 or 3-bedroom units. We recommend maintaining these proportions in the construction of new rental housing for the area. An added benefit of a phased rollout of new apartments is that these proportions can be adjusted over time, depending on how readily the market absorbs units of varying sizes.

Commercial Uses

In order to achieve the desired economic impact and the revitalization of the Village of Brewster, we recommend that the development of the residential units be accompanied by a corresponding development of adjacent restaurant and retail uses. Phased correctly, we believe that the project can be successful in attracting local and regional retail and restaurant uses with approximate square footage requirements of up to 5,000 ft.² In particular, we recommend that the leasing effort for the commercial spaces concentrate on attracting retail and restaurant businesses who are currently operating in similar transit oriented and village trade areas. Nearby communities such as Carmel, Danbury, Katonah, Mount Kisco, Ridgefield and others should be canvassed extensively to identify and solicit the interest of likely commercial prospects

APPENDIX

ENVISION BREWSTER

SCALE 1:2000
APRIL 16, 2014

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TectonArchitects

Demographic and Income Profile

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman

Summary	Census 2010	2013	2018
Population	5,832	5,832	5,809
Households	2,111	2,111	2,107
Families	1,379	1,379	1,368
Average Household Size	2.73	2.73	2.73
Owner Occupied Housing Units	1,257	1,260	1,294
Renter Occupied Housing Units	854	851	813
Median Age	37.8	38.6	39.7

Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	-0.08%	0.38%	0.71%
Households	-0.04%	0.43%	0.74%
Families	-0.16%	0.29%	0.63%
Owner HHs	0.53%	0.88%	0.94%
Median Household Income	2.62%	3.36%	3.03%

	2013		2018	
Households by Income	Number	Percent	Number	Percent
<$15,000	160	7.6%	140	6.6%
$15,000 - $24,999	145	6.9%	104	4.9%
$25,000 - $34,999	129	6.1%	111	5.3%
$35,000 - $49,999	244	11.6%	204	9.7%
$50,000 - $74,999	350	16.6%	264	12.5%
$75,000 - $99,999	357	16.9%	410	19.5%
$100,000 - $149,999	429	20.3%	508	24.1%
$150,000 - $199,999	183	8.7%	230	10.9%
$200,000+	114	5.4%	135	6.4%
Median Household Income	$76,400		$86,930	
Average Household Income	$93,698		$109,989	
Per Capita Income	$34,527		$40,485	

	Census 2010		2013		2018	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	330	5.7%	315	5.4%	314	5.4%
5 - 9	339	5.8%	349	6.0%	344	5.9%
10 - 14	356	6.1%	351	6.0%	360	6.2%
15 - 19	378	6.5%	343	5.9%	314	5.4%
20 - 24	434	7.4%	403	6.9%	313	5.4%
25 - 34	829	14.2%	851	14.6%	834	14.4%
35 - 44	915	15.7%	864	14.8%	861	14.8%
45 - 54	987	16.9%	963	16.5%	869	15.0%
55 - 64	625	10.7%	710	12.2%	800	13.8%
65 - 74	343	5.9%	384	6.6%	471	8.1%
75 - 84	218	3.7%	202	3.5%	235	4.0%
85+	78	1.3%	95	1.6%	95	1.6%

	Census 2010		2013		2018	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,946	84.8%	4,840	83.0%	4,830	83.1%
Black Alone	130	2.2%	153	2.6%	151	2.6%
American Indian Alone	21	0.4%	23	0.4%	23	0.4%
Asian Alone	161	2.8%	182	3.1%	180	3.1%
Pacific Islander Alone	13	0.2%	15	0.3%	14	0.2%
Some Other Race Alone	408	7.0%	451	7.7%	446	7.7%
Two or More Races	153	2.6%	168	2.9%	165	2.8%
Hispanic Origin (Any Race)	1,797	30.8%	1,938	33.2%	1,916	33.0%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.
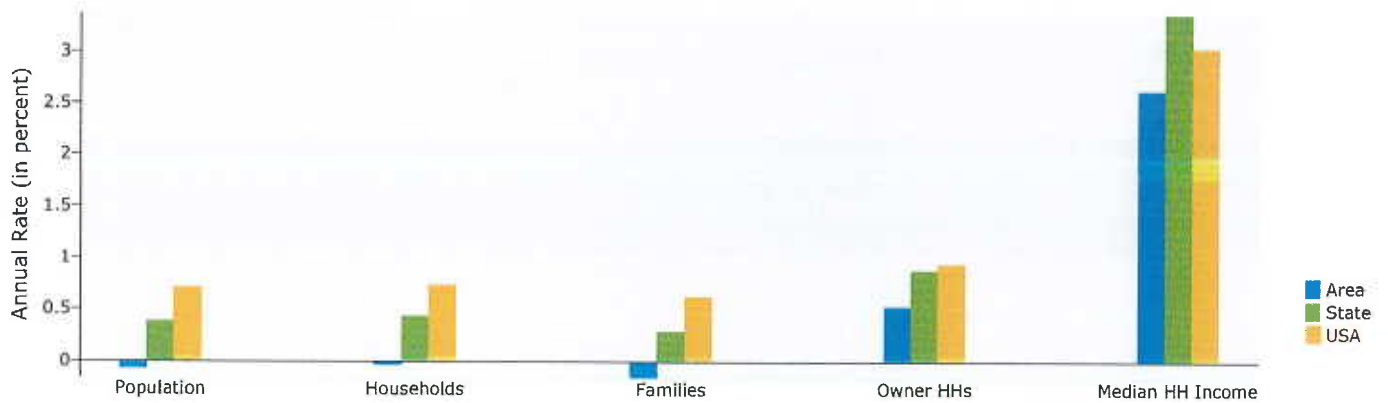
Demographic and Income Profile

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman
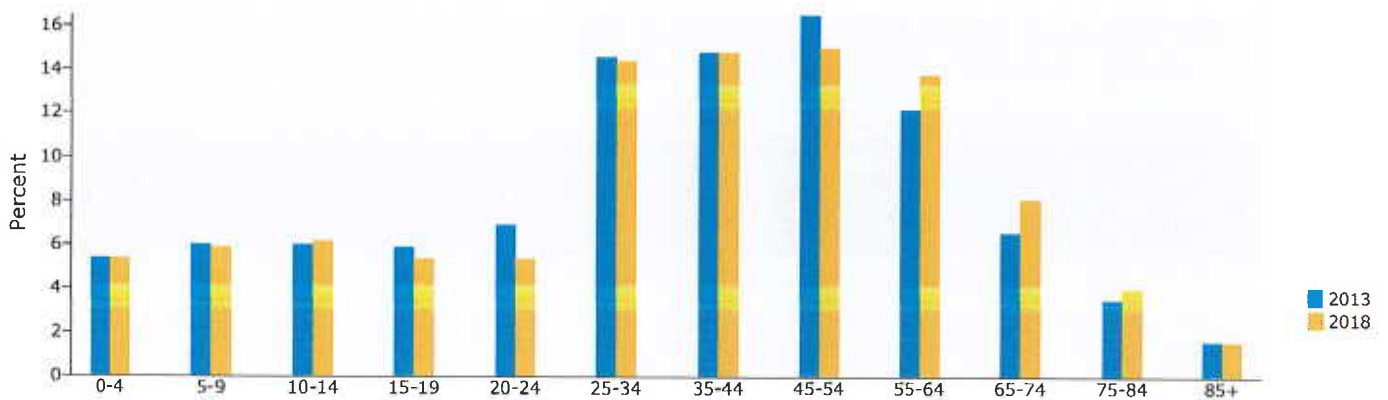Latitude: 41.394637526
Longitude: -73.61945929

Trends 2013-2018

Legend: Area, State, USA

Population by Age

Legend: 2013, 2018

2013 Household Income

- $35K - $49K: 11.6%
- $25K - $34K: 6.1%
- $15K - $24K: 6.9%
- $50K - $74K: 16.6%
- <$15K: 7.6%
- $200K+: 5.4%
- $150K - $199K: 8.7%
- $75K - $99K: 16.9%
- $100K - $149K: 20.3%

2013 Population by Race

2013 Percent Hispanic Origin: 33.2%

Demographic and Income Profile

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 13 minutes

Prepared by Robert Goman
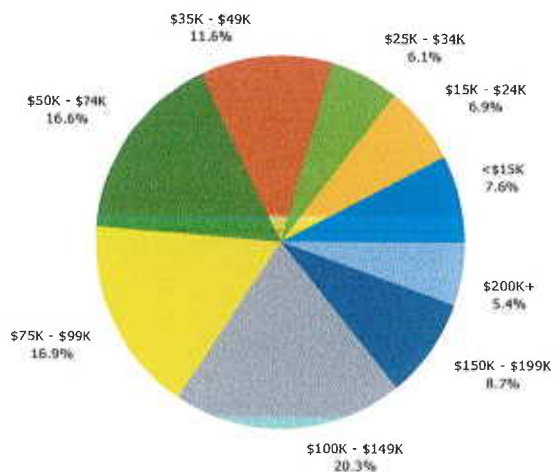Latitude: 41.394647516
Longitude: -73.61945979

Summary	Census 2010		2013		2018	
Population	48,823		49,273		49,570	
Households	18,154		18,404		18,618	
Families	12,920		13,047		13,114	
Average Household Size	2.63		2.62		2.60	
Owner Occupied Housing Units	14,626		14,706		15,061	
Renter Occupied Housing Units	3,528		3,698		3,557	
Median Age	42.9		43.9		45.1	

Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.12%	0.38%	0.71%
Households	0.23%	0.43%	0.74%
Families	0.10%	0.29%	0.63%
Owner HHs	0.48%	0.88%	0.94%
Median Household Income	2.51%	3.36%	3.03%

	2013		2018	
Households by Income	Number	Percent	Number	Percent
<$15,000	943	5.1%	803	4.3%
$15,000 - $24,999	921	5.0%	646	3.5%
$25,000 - $34,999	814	4.4%	651	3.5%
$35,000 - $49,999	1,860	10.1%	1,520	8.2%
$50,000 - $74,999	2,615	14.2%	1,990	10.7%
$75,000 - $99,999	2,915	15.8%	3,301	17.7%
$100,000 - $149,999	3,891	21.1%	4,317	23.2%
$150,000 - $199,999	2,102	11.4%	2,620	14.1%
$200,000+	2,342	12.7%	2,771	14.9%
Median Household Income	$90,949		$102,931	
Average Household Income	$122,644		$148,058	
Per Capita Income	$46,130		$55,921	

	Census 2010		2013		2018	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,510	5.1%	2,357	4.8%	2,331	4.7%
5 - 9	3,022	6.2%	2,900	5.9%	2,771	5.6%
10 - 14	3,387	6.9%	3,321	6.7%	3,250	6.6%
15 - 19	3,192	6.5%	3,111	6.3%	2,967	6.0%
20 - 24	2,438	5.0%	2,603	5.3%	2,375	4.8%
25 - 34	4,695	9.6%	4,942	10.0%	5,004	10.1%
35 - 44	6,809	13.9%	6,140	12.5%	5,991	12.1%
45 - 54	8,830	18.1%	8,537	17.3%	7,600	15.3%
55 - 64	6,423	13.2%	7,080	14.4%	7,843	15.8%
65 - 74	3,759	7.7%	4,319	8.8%	5,239	10.6%
75 - 84	2,540	5.2%	2,593	5.3%	2,772	5.6%
85+	1,219	2.5%	1,370	2.8%	1,429	2.9%

	Census 2010		2013		2018	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	43,776	89.7%	43,380	88.0%	43,385	87.5%
Black Alone	1,170	2.4%	1,411	2.9%	1,470	3.0%
American Indian Alone	102	0.2%	113	0.2%	119	0.2%
Asian Alone	1,296	2.7%	1,521	3.1%	1,637	3.3%
Pacific Islander Alone	34	0.1%	39	0.1%	40	0.1%
Some Other Race Alone	1,555	3.2%	1,790	3.6%	1,863	3.8%
Two or More Races	889	1.8%	1,020	2.1%	1,055	2.1%
Hispanic Origin (Any Race)	6,306	12.9%	7,181	14.6%	7,478	15.1%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 13 minutes

Prepared by Robert Goman
Latitude: 41.394647516
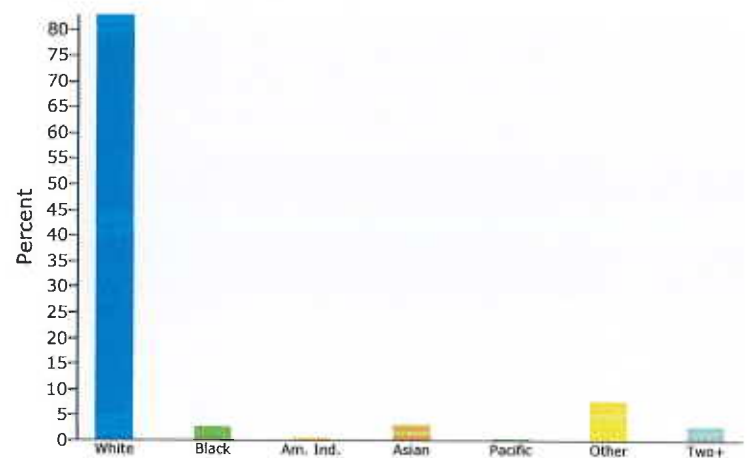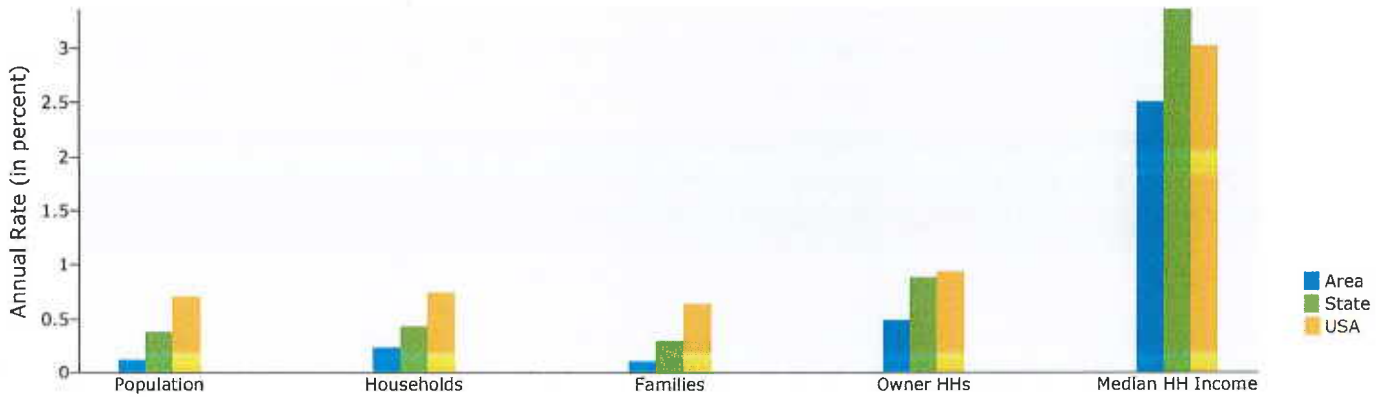Longitude: -73.61945979

Trends 2013-2018

Population by Age

2013 Household Income

2013 Population by Race

2013 Percent Hispanic Origin: 14.6%

Demographic and Income Profile

Brewster Train Station
9 Main St, Brewster, New York, 10509,
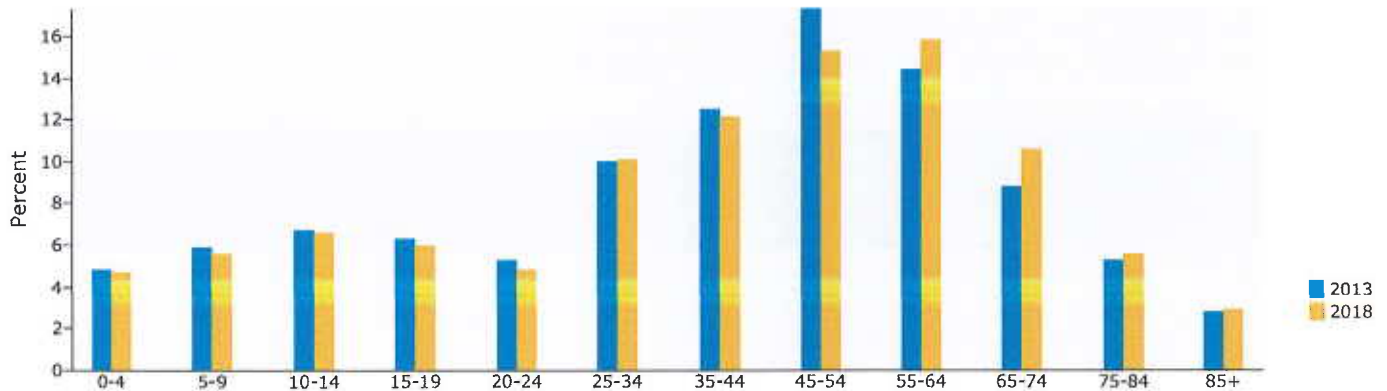Drive Time: 23 minutes

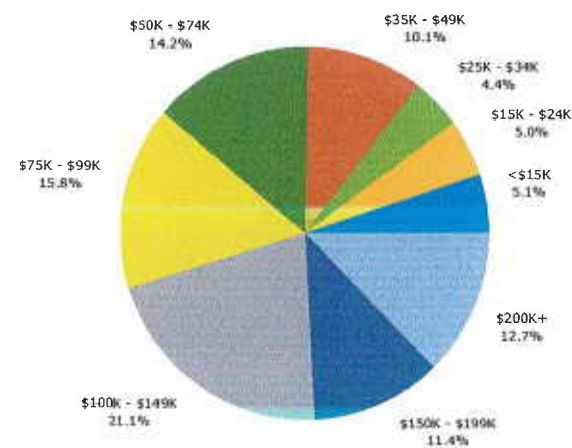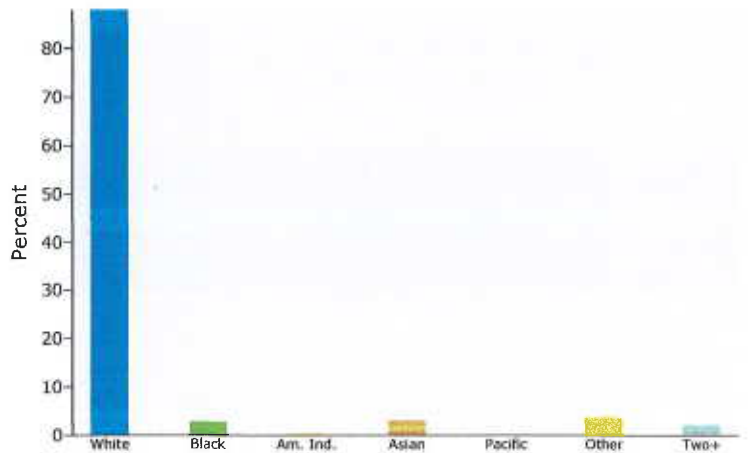Prepared by Robert Goman
Latitude: 41.394647516
Longitude: -73.61945829

Summary	Census 2010	2013	2018
Population	279,058	280,509	284,994
Households	98,823	99,439	101,230
Families	71,684	71,981	72,929
Average Household Size	2.73	2.73	2.72
Owner Occupied Housing Units	75,297	74,751	76,800
Renter Occupied Housing Units	23,526	24,688	24,430
Median Age	40.8	41.5	42.4

Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.32%	0.38%	0.71%
Households	0.36%	0.43%	0.74%
Families	0.26%	0.29%	0.63%
Owner HHs	0.54%	0.88%	0.94%
Median Household Income	2.54%	3.36%	3.03%

	2013		2018	
Households by Income	Number	Percent	Number	Percent
<$15,000	5,190	5.2%	4,670	4.6%
$15,000 - $24,999	5,051	5.1%	3,741	3.7%
$25,000 - $34,999	6,284	6.3%	4,657	4.6%
$35,000 - $49,999	10,110	10.2%	8,760	8.7%
$50,000 - $74,999	14,653	14.7%	12,746	12.6%
$75,000 - $99,999	12,940	13.0%	14,917	14.7%
$100,000 - $149,999	19,594	19.7%	21,320	21.1%
$150,000 - $199,999	11,424	11.5%	14,157	14.0%
$200,000+	14,192	14.3%	16,260	16.1%
Median Household Income	$89,704		$101,689	
Average Household Income	$125,569		$149,766	
Per Capita Income	$45,085		$53,748	

	Census 2010		2013		2018	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,674	5.6%	14,761	5.3%	14,748	5.2%
5 - 9	18,215	6.5%	17,733	6.3%	17,473	6.1%
10 - 14	20,155	7.2%	20,072	7.2%	20,195	7.1%
15 - 19	19,479	7.0%	19,354	6.9%	18,951	6.6%
20 - 24	14,960	5.4%	15,674	5.6%	14,517	5.1%
25 - 34	29,688	10.6%	30,174	10.8%	30,335	10.6%
35 - 44	40,435	14.5%	36,762	13.1%	35,962	12.6%
45 - 54	49,076	17.6%	47,632	17.0%	43,919	15.4%
55 - 64	34,987	12.5%	38,551	13.7%	42,529	14.9%
65 - 74	19,253	6.9%	21,930	7.8%	26,869	9.4%
75 - 84	11,792	4.2%	12,040	4.3%	13,356	4.7%
85+	5,344	1.9%	5,826	2.1%	6,139	2.2%

	Census 2010		2013		2018	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	233,182	83.6%	230,290	82.1%	228,863	80.3%
Black Alone	10,652	3.8%	11,600	4.1%	12,587	4.4%
American Indian Alone	668	0.2%	701	0.2%	774	0.3%
Asian Alone	11,364	4.1%	12,336	4.4%	13,781	4.8%
Pacific Islander Alone	103	0.0%	117	0.0%	131	0.0%
Some Other Race Alone	15,938	5.7%	17,578	6.3%	20,115	7.1%
Two or More Races	7,150	2.6%	7,887	2.8%	8,744	3.1%
Hispanic Origin (Any Race)	39,961	14.3%	44,641	15.9%	51,157	18.0%

Data Note: Income is expressed in current dollars.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

May 19, 2014

Demographic and Income Profile

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 23 minutes

Prepared by Robert Goman

Trends 2013-2018

Legend: Area, State, USA

Categories: Population, Households, Families, Owner HHs, Median HH Income

Population by Age

Legend: 2013, 2018

Age groups: 0-4, 5-9, 10-14, 15-19, 20-24, 25-34, 35-44, 45-54, 55-64, 65-74, 75-84, 85+

2013 Household Income

- $35K - $49K: 10.2%
- $50K - $74K: 14.7%
- $25K - $34K: 6.3%
- $15K - $24K: 5.1%
- $75K - $99K: 13.0%
- <$15K: 5.2%
- $200K+: 14.3%
- $100K - $149K: 19.7%
- $150K - $199K: 11.5%

2013 Population by Race

Categories: White, Black, Am. Ind., Asian, Pacific, Other, Two+

2013 Percent Hispanic Origin: 15.9%
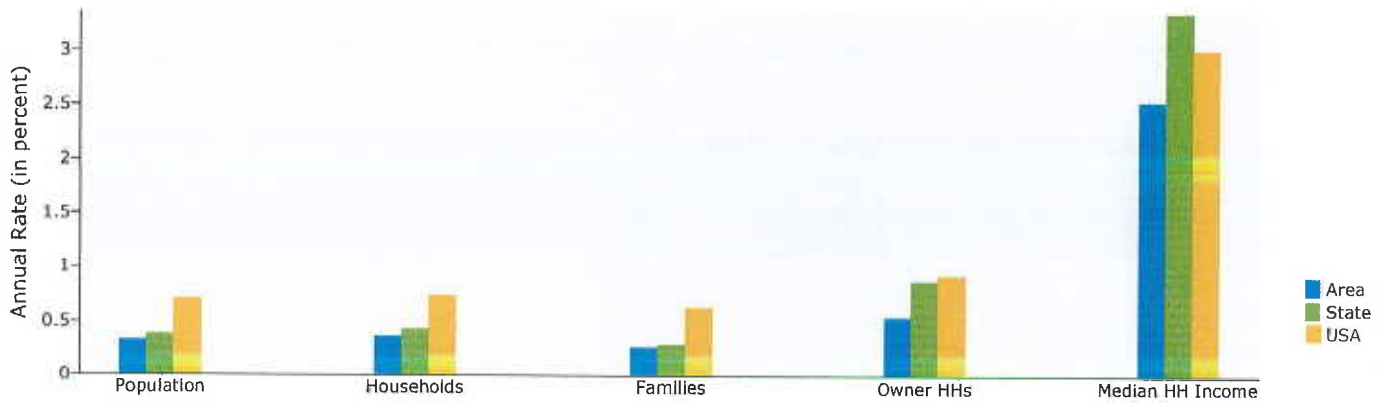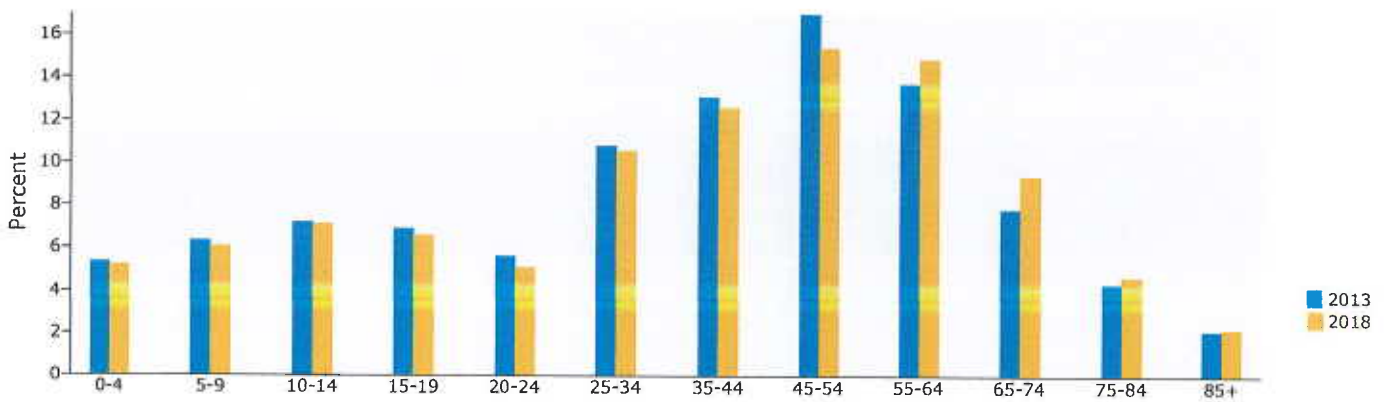
May 19, 2014

GOMAN + YORK

Brewster Train Station
9 Main St, Brewster, New York, 10509
Drive Time: 5, 13, 23 Minutes

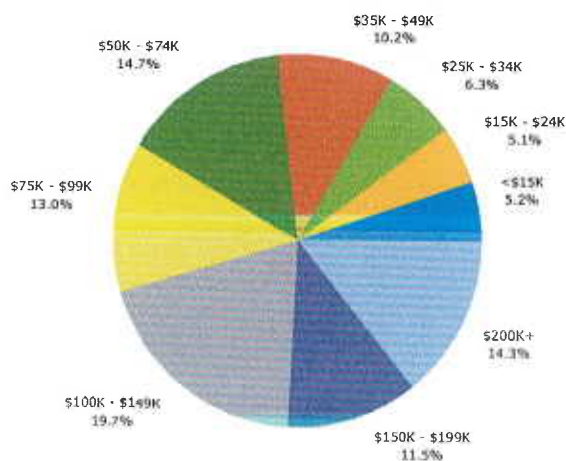Prepared by Robert Goman
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Longitude: -73.61946

Tapestry LifeMode
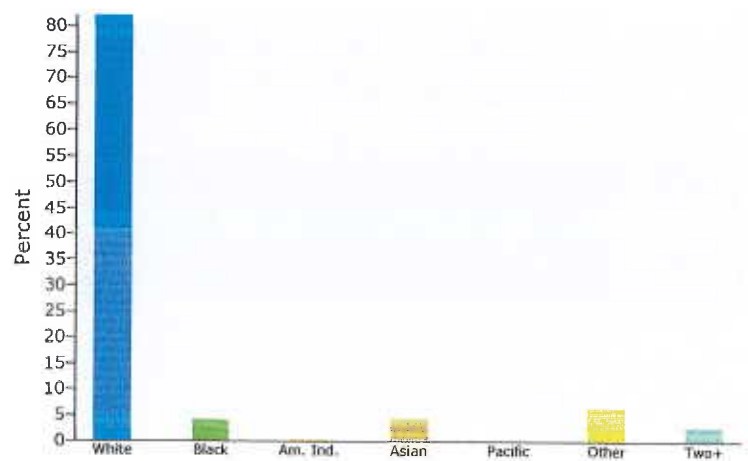
- L1 High Society: Affluent, well-educated, married-couple homeowners
- L2 Upscale Avenues: Prosperous, married-couple homeowners in different housing
- L3 Metropolis: City dwellers in older homes reflecting the diversity of urban culture
- L4 Solo Acts: Urban young singles on the move
- L5 Senior Styles: Senior lifestyles by income, age, and housing type
- L6 Scholars and Patriots: College, military environments
- L7 High Hopes: Young households striving for the "American Dream"
- L8 Global Roots: Ethnic and culturally diverse families
- L9 Family Portrait: Youth, family life, and children
- L10 Traditional Living: Middle-aged, middle income—Middle America
- L11 Factories and Farms: Hardworking families in small communities, settled near jobs
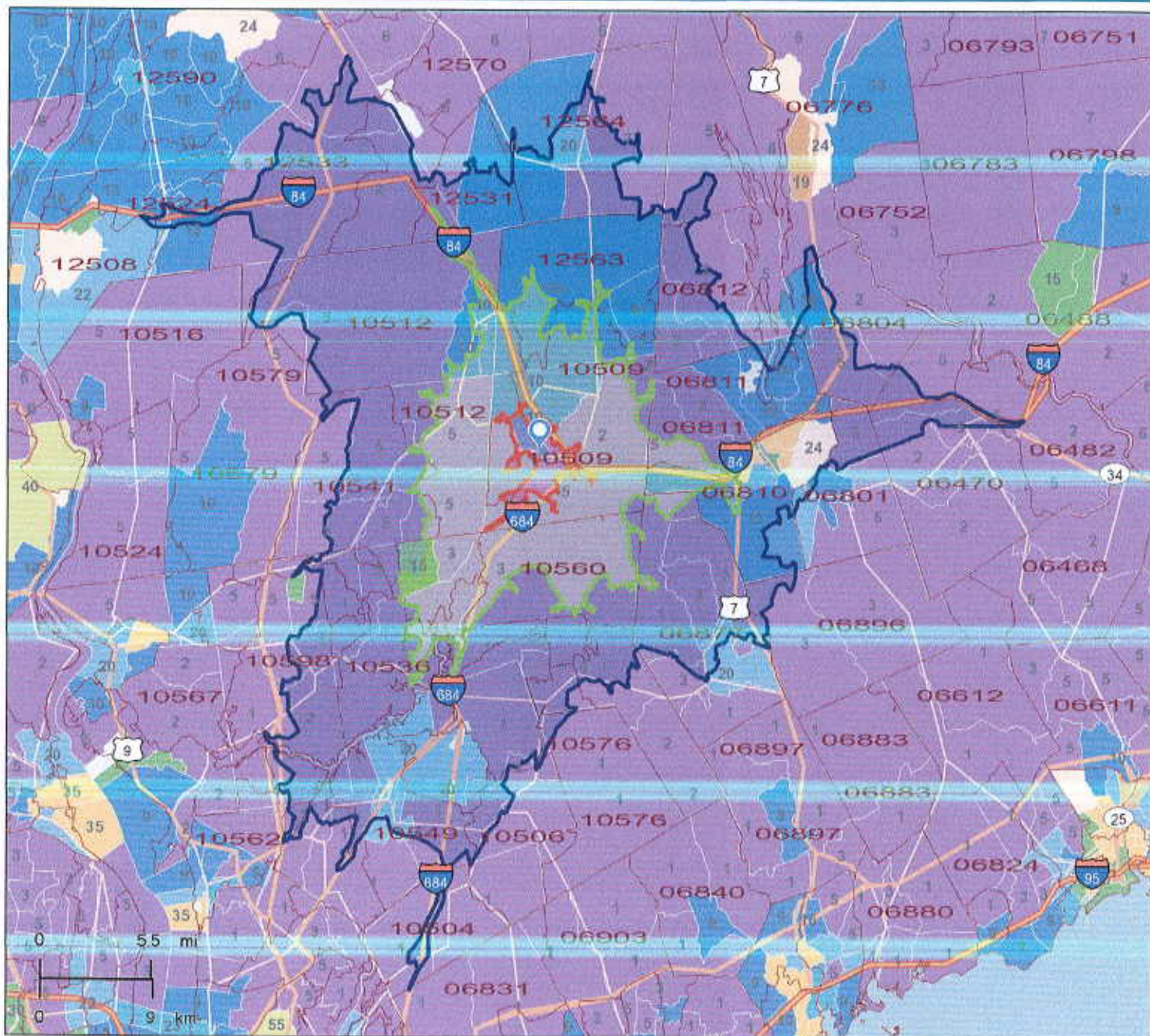- L12 American Quilt: Households in small towns and rural areas

Source: Esri

Dominant Tapestry Site Map

Brewster Train Station
9 Main St, Brewster, New York, 10509
Drive Time: 5, 13, 23 Minutes

Prepared by Robert Goman
Latitude: 41.354640
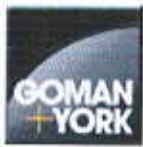Longitude: -73.61948

Tapestry Segmentation

Tapestry Segmentation represents the fourth generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. A longer description of each segment is available at:

http://www.esri.com/library/whitepapers/pdfs/community-tapestry.pdf

Segment 01: Top Rung
Segment 02: Suburban Splendor
Segment 03: Connoisseurs
Segment 04: Boomburbs
Segment 05: Wealthy Seaboard Suburbs
Segment 06: Sophisticated Squires
Segment 07: Exurbanites
Segment 08: Laptops and Lattes
Segment 09: Urban Chic
Segment 10: Pleasant-Ville
Segment 11: Pacific Heights
Segment 12: Up and Coming Families
Segment 13: In Style
Segment 14: Prosperous Empty Nesters
Segment 15: Silver and Gold
Segment 16: Enterprising Professionals
Segment 17: Green Acres
Segment 18: Cozy and Comfortable
Segment 19: Milk and Cookies
Segment 20: City Lights
Segment 21: Urban Villages
Segment 22: Metropolitans
Segment 23: Trendsetters
Segment 24: Main Street, USA
Segment 25: Salt of the Earth
Segment 26: Midland Crowd
Segment 27: Metro Renters
Segment 28: Aspiring Young Families
Segment 29: Rustbelt Retirees
Segment 30: Retirement Communities
Segment 31: Rural Resort Dwellers
Segment 32: Rustbelt Traditions
Segment 33: Midlife Junction

Segment 34: Family Foundations
Segment 35: International Marketplace
Segment 36: Old and Newcomers
Segment 37: Prairie Living
Segment 38: Industrious Urban Fringe
Segment 39: Young and Restless
Segment 40: Military Proximity
Segment 41: Crossroads
Segment 42: Southern Satellites
Segment 43: The Elders
Segment 44: Urban Melting Pot
Segment 45: City Strivers
Segment 46: Rooted Rural
Segment 47: Las Casas
Segment 48: Great Expectations
Segment 49: Senior Sun Seekers
Segment 50: Heartland Communities
Segment 51: Metro City Edge
Segment 52: Inner City Tenants
Segment 53: Home Town
Segment 54: Urban Rows
Segment 55: College Towns
Segment 56: Rural Bypasses
Segment 57: Simple Living
Segment 58: NeWest Residents
Segment 59: Southwestern Families
Segment 60: City Dimensions
Segment 61: High Rise Renters
Segment 62: Modest Income Homes
Segment 63: Dorms to Diplomas
Segment 64: City Commons
Segment 65: Social Security Set
Segment 66: Unclassified

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman

Population		Households	
2010 Total Population	5,832	2013 Median Household Income	$76,400
2013 Total Population	5,832	2018 Median Household Income	$86,930
2018 Total Population	5,809	2013-2018 Annual Rate	2.62%
2013-2018 Annual Rate	-0.08%		

Housing Units by Occupancy Status and Tenure	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	2,263	100.0%	2,261	100.0%	2,302	100.0%
Occupied	2,111	93.3%	2,111	93.4%	2,107	91.5%
Owner	1,257	55.5%	1,260	55.7%	1,294	56.2%
Renter	854	37.7%	851	37.6%	813	35.3%
Vacant	152	6.7%	150	6.6%	195	8.5%

Owner Occupied Housing Units by Value	2013		2018	
	Number	Percent	Number	Percent
Total	1,260	100.0%	1,294	100.0%
<$50,000	2	0.2%	0	0.0%
$50,000-$99,999	6	0.5%	0	0.0%
$100,000-$149,999	19	1.5%	5	0.4%
$150,000-$199,999	38	3.0%	21	1.6%
$200,000-$249,999	91	7.2%	86	6.6%
$250,000-$299,999	195	15.5%	157	12.1%
$300,000-$399,999	407	32.3%	191	14.8%
$400,000-$499,999	242	19.2%	217	16.8%
$500,000-$749,999	181	14.4%	316	24.4%
$750,000-$999,999	50	4.0%	257	19.9%
$1,000,000+	29	2.3%	44	3.4%
Median Value	$368,464		$486,577	
Average Value	$418,843		$548,121	

Housing Profile

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman
Latitude: 41.394647516
Longitude: -73.61945970

Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	1,258	100.0%
Owned with a Mortgage/Loan	937	74.5%
Owned Free and Clear	321	25.5%

Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	152	100.0%
For Rent	82	53.9%
Rented- Not Occupied	0	0.0%
For Sale Only	12	7.9%
Sold - Not Occupied	8	5.3%
Seasonal/Recreational/Occasional Use	20	13.2%
For Migrant Workers	0	0.0%
Other Vacant	20	13.2%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	2,113	1,259	59.6%
15-24	74	9	12.2%
25-34	278	68	24.5%
35-44	434	237	54.6%
45-54	542	358	66.1%
55-64	376	270	71.8%
65-74	216	162	75.0%
75-84	142	112	78.9%
85+	51	43	84.3%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	2,112	1,258	59.6%
White Alone	1,876	1,185	63.2%
Black/African American	48	20	41.7%
American Indian/Alaska	7	3	42.9%
Asian Alone	49	25	51.0%
Pacific Islander Alone	3	0	0.0%
Other Race Alone	91	14	15.4%
Two or More Races	38	11	28.9%
Hispanic Origin	442	90	20.4%

Census 2010 Occupied Housing Units by Size and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	2,112	1,259	59.6%
1-Person	583	271	46.5%
2-Person	559	398	71.2%
3-Person	355	228	64.2%
4-Person	336	216	64.3%
5-Person	163	89	54.6%
6-Person	73	41	56.2%
7+ Person	43	16	37.2%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

May 19, 2014

Housing Profile

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 13 minutes

Prepared by Robert Goman
Latitude: 41.394647516
Longitude: -73.61945929

Population

2010 Total Population	48,823
2013 Total Population	49,273
2018 Total Population	49,570
2013-2018 Annual Rate	0.12%

Households

2013 Median Household Income	$90,949
2018 Median Household Income	$102,931
2013-2018 Annual Rate	2.51%

Housing Units by Occupancy Status and Tenure	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	19,438	100.0%	19,725	100.0%	19,949	100.0%
Occupied	18,154	93.4%	18,404	93.3%	18,618	93.3%
Owner	14,626	75.2%	14,706	74.6%	15,061	75.5%
Renter	3,528	18.2%	3,698	18.7%	3,557	17.8%
Vacant	1,284	6.6%	1,321	6.7%	1,331	6.7%

Owner Occupied Housing Units by Value	2013		2018	
	Number	Percent	Number	Percent
Total	14,707	100.0%	15,059	100.0%
<$50,000	43	0.3%	10	0.1%
$50,000-$99,999	196	1.3%	25	0.2%
$100,000-$149,999	477	3.2%	122	0.8%
$150,000-$199,999	814	5.5%	505	3.4%
$200,000-$249,999	1,301	8.8%	1,352	9.0%
$250,000-$299,999	1,742	11.8%	1,666	11.1%
$300,000-$399,999	3,485	23.7%	1,959	13.0%
$400,000-$499,999	2,408	16.4%	2,181	14.5%
$500,000-$749,999	2,711	18.4%	3,226	21.4%
$750,000-$999,999	739	5.0%	2,847	18.9%
$1,000,000+	791	5.4%	1,166	7.7%
Median Value	$379,781		$486,709	
Average Value	$450,305		$564,483	

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 13 minutes

Prepared by Robert Goman
Latitude: 41.394647518
Longitude: -73.61945979

Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	14,626	100.0%
Owned with a Mortgage/Loan	11,063	75.6%
Owned Free and Clear	3,563	24.4%

Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	1,284	100.0%
For Rent	317	24.7%
Rented- Not Occupied	16	1.2%
For Sale Only	258	20.1%
Sold - Not Occupied	50	3.9%
Seasonal/Recreational/Occasional Use	356	27.7%
For Migrant Workers	0	0.0%
Other Vacant	289	22.5%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	18,155	14,627	80.6%
15-24	219	53	24.2%
25-34	1,620	888	54.8%
35-44	3,333	2,640	79.2%
45-54	4,789	4,050	84.6%
55-64	3,758	3,288	87.5%
65-74	2,276	1,981	87.0%
75-84	1,564	1,290	82.5%
85+	596	437	73.3%

### Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	18,154	14,626	80.6%
White Alone	16,735	13,757	82.2%
Black/African American	369	249	67.5%
American Indian/Alaska	34	22	64.7%
Asian Alone	409	309	75.6%
Pacific Islander Alone	8	5	62.5%
Other Race Alone	393	170	43.3%
Two or More Races	206	114	55.3%
Hispanic Origin	1,632	851	52.1%

Census 2010 Occupied Housing Units by Size and Home Ownership

		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	18,153	14,625	80.6%
1-Person	4,383	2,933	66.9%
2-Person	5,678	4,826	85.0%
3-Person	3,133	2,612	83.4%
4-Person	3,021	2,637	87.3%
5-Person	1,271	1,083	85.2%
6-Person	454	375	82.6%
7+ Person	213	159	74.6%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

May 19, 2014
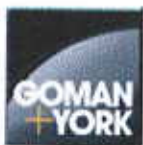
Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 23 minutes

Prepared by Robert Goman

Population

2010 Total Population	279,058
2013 Total Population	280,509
2018 Total Population	284,994
2013-2018 Annual Rate	0.32%

Households

2013 Median Household Income	$89,704
2018 Median Household Income	$101,689
2013-2018 Annual Rate	2.54%

Housing Units by Occupancy Status and Tenure	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	106,034	100.0%	106,823	100.0%	108,358	100.0%
Occupied	98,823	93.2%	99,439	93.1%	101,230	93.4%
Owner	75,297	71.0%	74,751	70.0%	76,800	70.9%
Renter	23,526	22.2%	24,688	23.1%	24,430	22.5%
Vacant	7,211	6.8%	7,384	6.9%	7,128	6.6%

Owner Occupied Housing Units by Value	2013		2018	
	Number	Percent	Number	Percent
Total	74,745	100.0%	76,794	100.0%
<$50,000	344	0.5%	90	0.1%
$50,000-$99,999	1,546	2.1%	408	0.5%
$100,000-$149,999	2,816	3.8%	696	0.9%
$150,000-$199,999	5,397	7.2%	2,492	3.2%
$200,000-$249,999	7,146	9.6%	6,082	7.9%
$250,000-$299,999	8,224	11.0%	8,277	10.8%
$300,000-$399,999	15,991	21.4%	13,037	17.0%
$400,000-$499,999	10,544	14.1%	10,856	14.1%
$500,000-$749,999	12,410	16.6%	14,340	18.7%
$750,000-$999,999	4,187	5.6%	12,482	16.3%
$1,000,000+	6,140	8.2%	8,034	10.5%
Median Value	$374,415		$467,381	
Average Value	$464,603		$567,434	

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 23 minutes

Prepared by Robert Goman

Census 2010 Owner Occupied Housing Units by Mortgage Status

	Number	Percent
Total	75,297	100.0%
Owned with a Mortgage/Loan	57,217	76.0%
Owned Free and Clear	18,080	24.0%

Census 2010 Vacant Housing Units by Status

	Number	Percent
Total	7,211	100.0%
For Rent	1,865	25.9%
Rented- Not Occupied	116	1.6%
For Sale Only	1,185	16.4%
Sold - Not Occupied	245	3.4%
Seasonal/Recreational/Occasional Use	2,357	32.7%
For Migrant Workers	1	0.0%
Other Vacant	1,493	20.7%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	98,824	75,298	76.2%
15-24	1,620	311	19.2%
25-34	9,942	4,613	46.4%
35-44	19,205	14,194	73.9%
45-54	26,080	21,274	81.6%
55-64	19,826	16,853	85.0%
65-74	11,637	9,977	85.7%
75-84	7,456	5,985	80.3%
85+	3,058	2,091	68.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	98,821	75,296	76.2%
White Alone	86,583	69,168	79.9%
Black/African American	3,151	1,656	52.6%
American Indian/Alaska	193	93	48.2%
Asian Alone	3,322	2,346	70.6%
Pacific Islander Alone	27	16	59.3%
Other Race Alone	3,949	1,254	31.8%
Two or More Races	1,596	763	47.8%
Hispanic Origin	9,999	4,394	43.9%

Census 2010 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	98,823	75,296	76.2%
1-Person	22,043	13,481	61.2%
2-Person	30,201	24,441	80.9%
3-Person	17,425	13,693	78.6%
4-Person	17,309	14,450	83.5%
5-Person	7,720	6,267	81.2%
6-Person	2,709	2,060	76.0%
7+ Person	1,416	904	63.8%

Data Note: Persons of Hispanic Origin may be of any race.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

May 19, 2014

Market Profile

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5, 13, 23 minutes

Prepared by Robert Goman
Latitude: 41.396657516
Longitude: -71.61949929

	0 - 5 minutes	0 - 13 minutes	0 - 23 minutes
Population Summary			
2000 Total Population	5,467	46,418	264,829
2010 Total Population	5,832	48,823	279,058
2013 Total Population	5,832	49,273	280,509
2013 Group Quarters	60	1,127	9,217
2018 Total Population	5,809	49,570	284,994
2013-2018 Annual Rate	-0.08%	0.12%	0.32%
Household Summary			
2000 Households	2,001	17,251	92,453
2000 Average Household Size	2.69	2.64	2.77
2010 Households	2,111	18,154	98,823
2010 Average Household Size	2.73	2.63	2.73
2013 Households	2,111	18,404	99,439
2013 Average Household Size	2.73	2.62	2.73
2018 Households	2,107	18,618	101,230
2018 Average Household Size	2.73	2.60	2.72
2013-2018 Annual Rate	-0.04%	0.23%	0.36%
2010 Families	1,379	12,920	71,684
2010 Average Family Size	3.25	3.13	3.20
2013 Families	1,379	13,047	71,981
2013 Average Family Size	3.24	3.11	3.20
2018 Families	1,368	13,114	72,929
2018 Average Family Size	3.23	3.10	3.20
2013-2018 Annual Rate	-0.15%	0.10%	0.26%
Housing Unit Summary			
2000 Housing Units	2,086	18,039	96,877
Owner Occupied Housing Units	57.4%	78.2%	72.2%
Renter Occupied Housing Units	38.6%	17.4%	23.3%
Vacant Housing Units	4.0%	4.4%	4.6%
2010 Housing Units	2,263	19,438	106,034
Owner Occupied Housing Units	55.5%	75.2%	71.0%
Renter Occupied Housing Units	37.7%	18.2%	22.2%
Vacant Housing Units	6.7%	6.6%	6.8%
2013 Housing Units	2,261	19,725	106,823
Owner Occupied Housing Units	55.7%	74.6%	70.0%
Renter Occupied Housing Units	37.6%	18.7%	23.1%
Vacant Housing Units	6.6%	6.7%	6.9%
2018 Housing Units	2,302	19,949	108,358
Owner Occupied Housing Units	56.2%	75.5%	70.9%
Renter Occupied Housing Units	35.3%	17.8%	22.5%
Vacant Housing Units	8.5%	6.7%	6.6%
Median Household Income			
2013	$76,400	$90,949	$89,704
2018	$86,930	$102,931	$101,689
Median Home Value			
2013	$368,464	$379,781	$374,415
2018	$486,577	$486,709	$467,381
Per Capita Income			
2013	$34,527	$46,130	$45,085
2018	$40,485	$55,921	$53,748
Median Age			
2010	37.8	42.9	40.8
2013	38.6	43.9	41.5
2018	39.7	45.1	42.4

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5, 13, 23 minutes

Prepared by Robert Goman

	0 - 5 minutes	0 - 13 minutes	0 - 23 minutes
2013 Households by Income			
Household Income Base	2,111	18,404	99,438
<$15,000	7.6%	5.1%	5.2%
$15,000 - $24,999	6.9%	5.0%	5.1%
$25,000 - $34,999	6.1%	4.4%	6.3%
$35,000 - $49,999	11.6%	10.1%	10.2%
$50,000 - $74,999	16.6%	14.2%	14.7%
$75,000 - $99,999	16.9%	15.8%	13.0%
$100,000 - $149,999	20.3%	21.1%	19.7%
$150,000 - $199,999	8.7%	11.4%	11.5%
$200,000+	5.4%	12.7%	14.3%
Average Household Income	$93,698	$122,644	$125,569
2018 Households by Income			
Household Income Base	2,107	18,618	101,229
<$15,000	6.6%	4.3%	4.6%
$15,000 - $24,999	4.9%	3.5%	3.7%
$25,000 - $34,999	5.3%	3.5%	4.6%
$35,000 - $49,999	9.7%	8.2%	8.7%
$50,000 - $74,999	12.5%	10.7%	12.6%
$75,000 - $99,999	19.5%	17.7%	14.7%
$100,000 - $149,999	24.1%	23.2%	21.1%
$150,000 - $199,999	10.9%	14.1%	14.0%
$200,000+	6.4%	14.9%	16.1%
Average Household Income	$109,989	$148,058	$149,766
2013 Owner Occupied Housing Units by Value			
Total	1,260	14,706	74,746
<$50,000	0.2%	0.3%	0.5%
$50,000 - $99,999	0.5%	1.3%	2.1%
$100,000 - $149,999	1.5%	3.2%	3.8%
$150,000 - $199,999	3.0%	5.5%	7.2%
$200,000 - $249,999	7.2%	8.8%	9.6%
$250,000 - $299,999	15.5%	11.8%	11.0%
$300,000 - $399,999	32.3%	23.7%	21.4%
$400,000 - $499,999	19.2%	16.4%	14.1%
$500,000 - $749,999	14.4%	18.4%	16.6%
$750,000 - $999,999	4.0%	5.0%	5.6%
$1,000,000 +	2.3%	5.4%	8.2%
Average Home Value	$418,843	$450,305	$464,603
2018 Owner Occupied Housing Units by Value			
Total	1,294	15,061	76,795
<$50,000	0.0%	0.1%	0.1%
$50,000 - $99,999	0.0%	0.2%	0.5%
$100,000 - $149,999	0.4%	0.8%	0.9%
$150,000 - $199,999	1.6%	3.4%	3.2%
$200,000 - $249,999	6.6%	9.0%	7.9%
$250,000 - $299,999	12.1%	11.1%	10.8%
$300,000 - $399,999	14.8%	13.0%	17.0%
$400,000 - $499,999	16.8%	14.5%	14.1%
$500,000 - $749,999	24.4%	21.4%	18.7%
$750,000 - $999,999	19.9%	18.9%	16.3%
$1,000,000 +	3.4%	7.7%	10.5%
Average Home Value	$548,121	$564,483	$567,434

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

May 19, 2014

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5, 13, 23 minutes

Prepared by Robert Goman

	0 - 5 minutes	0 - 13 minutes	0 - 23 minutes
2010 Population by Age			
Total	5,832	48,822	279,055
0 - 4	5.7%	5.1%	5.6%
5 - 9	5.8%	6.2%	6.5%
10 - 14	6.1%	6.9%	7.2%
15 - 24	13.9%	11.5%	12.3%
25 - 34	14.2%	9.6%	10.6%
35 - 44	15.7%	13.9%	14.5%
45 - 54	16.9%	18.1%	17.6%
55 - 64	10.7%	13.2%	12.5%
65 - 74	5.9%	7.7%	6.9%
75 - 84	3.7%	5.2%	4.2%
85 +	1.3%	2.5%	1.9%
18 +	78.4%	77.3%	76.0%
2013 Population by Age			
Total	5,830	49,273	280,509
0 - 4	5.4%	4.8%	5.3%
5 - 9	6.0%	5.9%	6.3%
10 - 14	6.0%	6.7%	7.2%
15 - 24	12.8%	11.6%	12.5%
25 - 34	14.6%	10.0%	10.8%
35 - 44	14.8%	12.5%	13.1%
45 - 54	16.5%	17.3%	17.0%
55 - 64	12.2%	14.4%	13.7%
65 - 74	6.6%	8.8%	7.8%
75 - 84	3.5%	5.3%	4.3%
85 +	1.6%	2.8%	2.1%
18 +	79.0%	78.4%	76.9%
2018 Population by Age			
Total	5,810	49,572	284,993
0 - 4	5.4%	4.7%	5.2%
5 - 9	5.9%	5.6%	6.1%
10 - 14	6.2%	6.6%	7.1%
15 - 24	10.8%	10.8%	11.7%
25 - 34	14.4%	10.1%	10.6%
35 - 44	14.8%	12.1%	12.6%
45 - 54	15.0%	15.3%	15.4%
55 - 64	13.8%	15.8%	14.9%
65 - 74	8.1%	10.6%	9.4%
75 - 84	4.0%	5.6%	4.7%
85 +	1.6%	2.9%	2.2%
18 +	79.2%	79.2%	77.4%
2010 Population by Sex			
Males	3,169	23,947	137,054
Females	2,663	24,876	142,004
2013 Population by Sex			
Males	3,172	24,196	137,884
Females	2,660	25,078	142,625
2018 Population by Sex			
Males	3,158	24,374	140,176
Females	2,651	25,195	144,818

May 19, 2014

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5, 13, 23 minutes

Prepared by Robert Goman
Latitude: 41.394647516
Longitude: -73.61945979

	0 - 5 minutes	0 - 13 minutes	0 - 23 minutes
2010 Population by Race/Ethnicity			
Total	5,832	48,822	279,057
White Alone	84.8%	89.7%	83.6%
Black Alone	2.2%	2.4%	3.8%
American Indian Alone	0.4%	0.2%	0.2%
Asian Alone	2.8%	2.7%	4.1%
Pacific Islander Alone	0.2%	0.1%	0.0%
Some Other Race Alone	7.0%	3.2%	5.7%
Two or More Races	2.6%	1.8%	2.6%
Hispanic Origin	30.8%	12.9%	14.3%
Diversity Index	58.7	37.6	47.1
2013 Population by Race/Ethnicity			
Total	5,832	49,274	280,509
White Alone	83.0%	88.0%	82.1%
Black Alone	2.6%	2.9%	4.1%
American Indian Alone	0.4%	0.2%	0.2%
Asian Alone	3.1%	3.1%	4.4%
Pacific Islander Alone	0.3%	0.1%	0.0%
Some Other Race Alone	7.7%	3.6%	6.3%
Two or More Races	2.9%	2.1%	2.8%
Hispanic Origin	33.2%	14.6%	15.9%
Diversity Index	61.6	41.7	50.4
2018 Population by Race/Ethnicity			
Total	5,809	49,569	284,995
White Alone	83.1%	87.5%	80.3%
Black Alone	2.6%	3.0%	4.4%
American Indian Alone	0.4%	0.2%	0.3%
Asian Alone	3.1%	3.3%	4.8%
Pacific Islander Alone	0.2%	0.1%	0.0%
Some Other Race Alone	7.7%	3.8%	7.1%
Two or More Races	2.8%	2.1%	3.1%
Hispanic Origin	33.0%	15.1%	17.9%
Diversity Index	61.3	42.9	54.2
2010 Population by Relationship and Household Type			
Total	5,832	48,823	279,058
In Households	99.0%	97.7%	96.7%
In Family Households	81.0%	84.6%	84.4%
Householder	24.0%	26.4%	25.7%
Spouse	17.9%	21.7%	21.0%
Child	28.0%	30.9%	31.6%
Other relative	6.9%	3.8%	4.0%
Nonrelative	4.2%	1.8%	2.1%
In Nonfamily Households	18.0%	13.1%	12.3%
In Group Quarters	1.0%	2.3%	3.3%
Institutionalized Population	0.0%	1.3%	1.7%
Noninstitutionalized Population	1.0%	1.0%	1.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

May 19, 2014

Market Profile

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5, 13, 23 minutes

Prepared by Robert Goman
Latitude:
Longitude:

	0 - 5 minutes	0 - 13 minutes	0 - 23 minutes
2013 Population 25+ by Educational Attainment			
Total	4,070	34,979	192,916
Less than 9th Grade	6.4%	2.6%	4.5%
9th - 12th Grade, No Diploma	11.2%	4.1%	5.2%
High School Graduate	24.9%	27.4%	25.3%
Some College, No Degree	17.0%	17.8%	16.2%
Associate Degree	8.6%	7.7%	6.6%
Bachelor's Degree	17.3%	22.6%	23.4%
Graduate/Professional Degree	14.6%	17.8%	18.7%
2013 Population 15+ by Marital Status			
Total	4,816	40,695	227,943
Never Married	31.3%	26.3%	27.6%
Married	54.8%	59.5%	59.0%
Widowed	4.6%	6.2%	5.6%
Divorced	9.4%	8.1%	7.8%
2013 Civilian Population 16+ in Labor Force			
Civilian Employed	89.5%	93.0%	92.4%
Civilian Unemployed	10.5%	7.0%	7.6%
2013 Employed Population 16+ by Industry			
Total	3,109	24,353	138,447
Agriculture/Mining	1.3%	0.5%	0.3%
Construction	9.3%	8.2%	7.8%
Manufacturing	2.1%	5.0%	7.6%
Wholesale Trade	2.2%	2.4%	2.3%
Retail Trade	8.7%	10.3%	11.0%
Transportation/Utilities	4.3%	4.1%	3.4%
Information	1.4%	3.0%	2.7%
Finance/Insurance/Real Estate	8.0%	9.7%	9.7%
Services	58.8%	51.8%	51.7%
Public Administration	4.1%	5.1%	3.4%
2013 Employed Population 16+ by Occupation			
Total	3,110	24,354	138,447
White Collar	57.3%	69.7%	67.2%
Management/Business/Financial	15.6%	19.2%	18.8%
Professional	20.3%	24.3%	23.9%
Sales	9.1%	13.2%	12.0%
Administrative Support	12.2%	13.1%	12.5%
Services	24.6%	15.3%	17.2%
Blue Collar	18.1%	15.0%	15.7%
Farming/Forestry/Fishing	1.1%	0.3%	0.2%
Construction/Extraction	7.6%	5.6%	5.9%
Installation/Maintenance/Repair	3.5%	3.5%	2.7%
Production	0.9%	1.5%	3.0%
Transportation/Material Moving	5.0%	4.1%	3.9%

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5, 13, 23 minutes

Prepared by Robert Goman

	0 - 5 minutes	0 - 13 minutes	0 - 23 minutes
2010 Households by Type			
Total	2,111	18,154	98,823
Households with 1 Person	27.7%	24.1%	22.3%
Households with 2+ People	72.3%	75.9%	77.7%
Family Households	65.3%	71.2%	72.5%
Husband-wife Families	48.6%	58.5%	59.2%
With Related Children	24.7%	27.5%	29.3%
Other Family (No Spouse Present)	16.7%	12.6%	13.3%
Other Family with Male Householder	7.1%	3.9%	4.0%
With Related Children	2.7%	1.7%	1.9%
Other Family with Female Householder	9.7%	8.8%	9.3%
With Related Children	5.3%	4.7%	5.3%
Nonfamily Households	7.0%	4.7%	5.2%
All Households with Children	33.5%	34.2%	36.9%
Multigenerational Households	3.0%	3.3%	3.6%
Unmarried Partner Households	5.1%	4.5%	4.9%
Male-female	4.5%	3.8%	4.1%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	2,111	18,155	98,823
1 Person Household	27.7%	24.1%	22.3%
2 Person Household	26.5%	31.3%	30.6%
3 Person Household	16.8%	17.3%	17.6%
4 Person Household	15.9%	16.6%	17.5%
5 Person Household	7.7%	7.0%	7.8%
6 Person Household	3.4%	2.5%	2.7%
7 + Person Household	2.0%	1.2%	1.4%
2010 Households by Tenure and Mortgage Status			
Total	2,111	18,154	98,823
Owner Occupied	59.5%	80.6%	76.2%
Owned with a Mortgage/Loan	44.4%	60.9%	57.9%
Owned Free and Clear	15.2%	19.6%	18.3%
Renter Occupied	40.5%	19.4%	23.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.
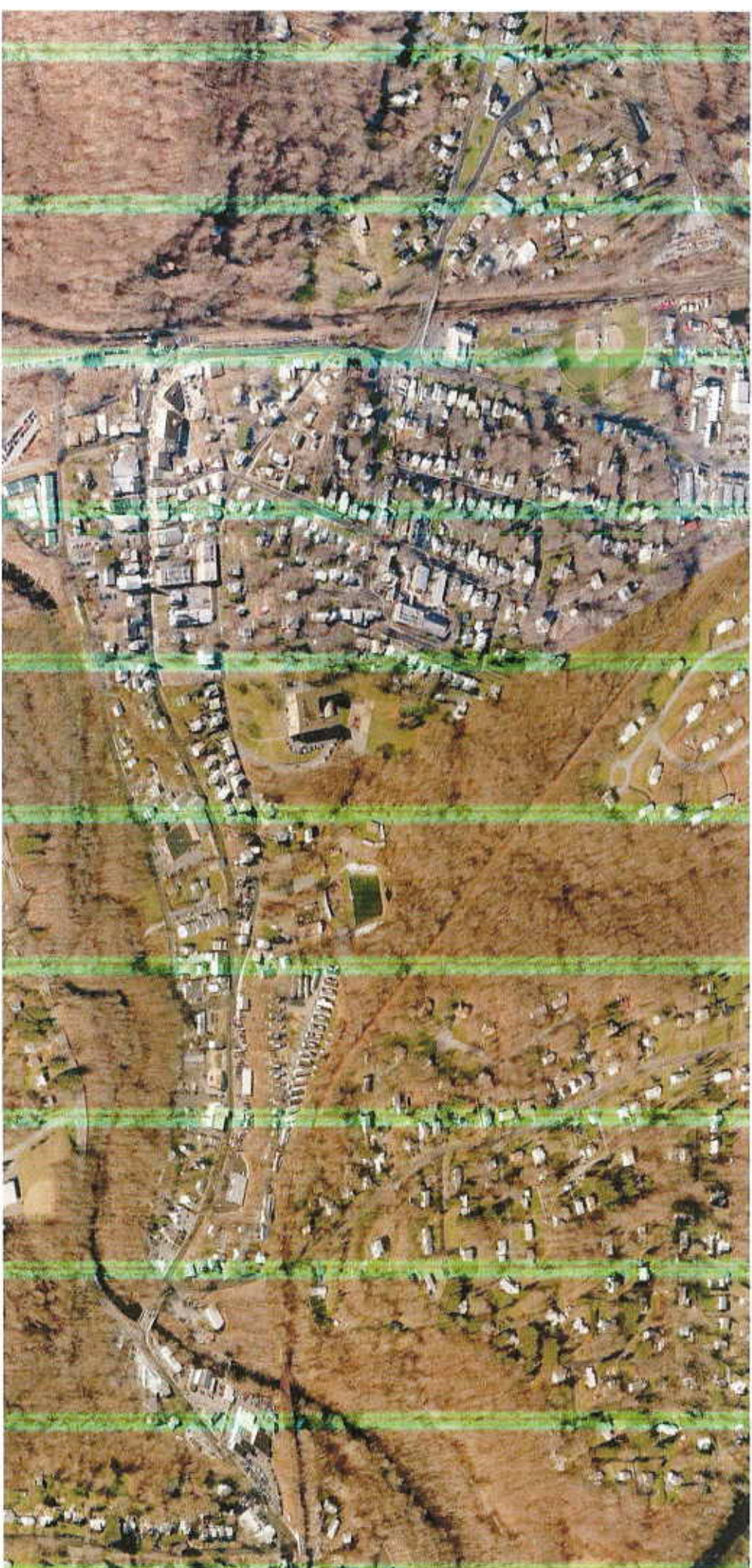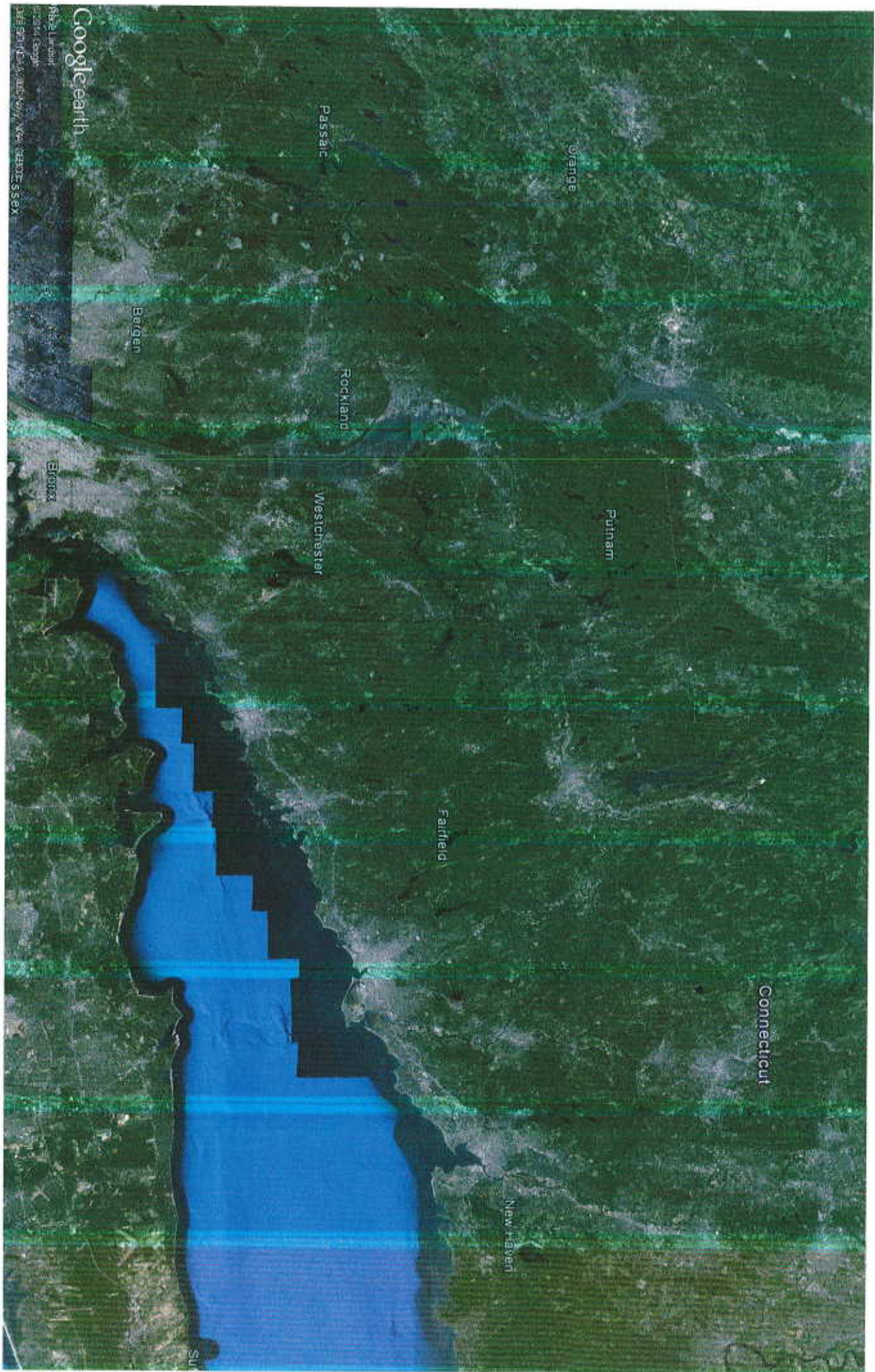
	0 - 5 minutes	0 - 13 minutes	0 - 23 minutes
Top 3 Tapestry Segments			
1.	International Marketplace	Pleasant-Ville	Wealthy Seaboard Suburbs
2.	Wealthy Seaboard Suburbs	Wealthy Seaboard Suburbs	Pleasant-Ville
3.	In Style	Suburban Splendor	Suburban Splendor
2013 Consumer Spending			
Apparel & Services: Total $	$4,333,695	$47,475,030	$265,900,356
Average Spent	$2,052.91	$2,579.60	$2,674.00
Spending Potential Index	91	114	118
Computers & Accessories: Total $	$724,232	$8,019,980	$44,647,729
Average Spent	$343.08	$435.77	$449.00
Spending Potential Index	138	175	181
Education: Total $	$4,735,650	$52,519,874	$295,797,001
Average Spent	$2,243.32	$2,853.72	$2,974.66
Spending Potential Index	154	196	204
Entertainment/Recreation: Total $	$9,097,406	$105,619,899	$582,209,106
Average Spent	$4,309.52	$5,738.96	$5,854.94
Spending Potential Index	132	176	180
Food at Home: Total $	$13,650,311	$149,047,459	$829,711,900
Average Spent	$6,466.28	$8,098.64	$8,343.93
Spending Potential Index	128	161	166
Food Away from Home: Total $	$8,965,739	$98,089,148	$547,017,557
Average Spent	$4,247.15	$5,329.77	$5,501.04
Spending Potential Index	133	167	172
Health Care: Total $	$11,392,164	$138,835,974	$752,671,006
Average Spent	$5,396.57	$7,543.79	$7,569.17
Spending Potential Index	121	169	170
HH Furnishings & Equipment: Total $	$4,304,688	$49,763,420	$274,791,041
Average Spent	$2,039.17	$2,703.95	$2,763.41
Spending Potential Index	113	150	153
Investments: Total $	$7,585,696	$95,172,327	$522,809,436
Average Spent	$3,593.41	$5,171.28	$5,257.59
Spending Potential Index	173	249	254
Retail Goods: Total $	$61,137,560	$703,760,216	$3,880,445,141
Average Spent	$28,961.42	$38,239.52	$39,023.37
Spending Potential Index	120	158	162
Shelter: Total $	$49,031,436	$541,006,103	$3,009,208,684
Average Spent	$23,226.64	$29,396.12	$30,261.86
Spending Potential Index	143	181	186
TV/Video/Audio:Total $	$3,355,247	$37,673,080	$208,676,323
Average Spent	$1,589.41	$2,047.00	$2,098.54
Spending Potential Index	123	159	163
Travel: Total $	$5,370,733	$63,873,385	$351,065,830
Average Spent	$2,544.17	$3,470.63	$3,530.46
Spending Potential Index	139	189	192
Vehicle Maintenance & Repairs: Total $	$2,956,653	$34,083,539	$187,602,673
Average Spent	$1,400.59	$1,851.96	$1,886.61
Spending Potential Index	128	169	172

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Metro-North Railroad

MTA
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Key

Rail Station
Wheelchair or ADA
Accessible station

Major transit hub

Connecting rail service

Rail Station

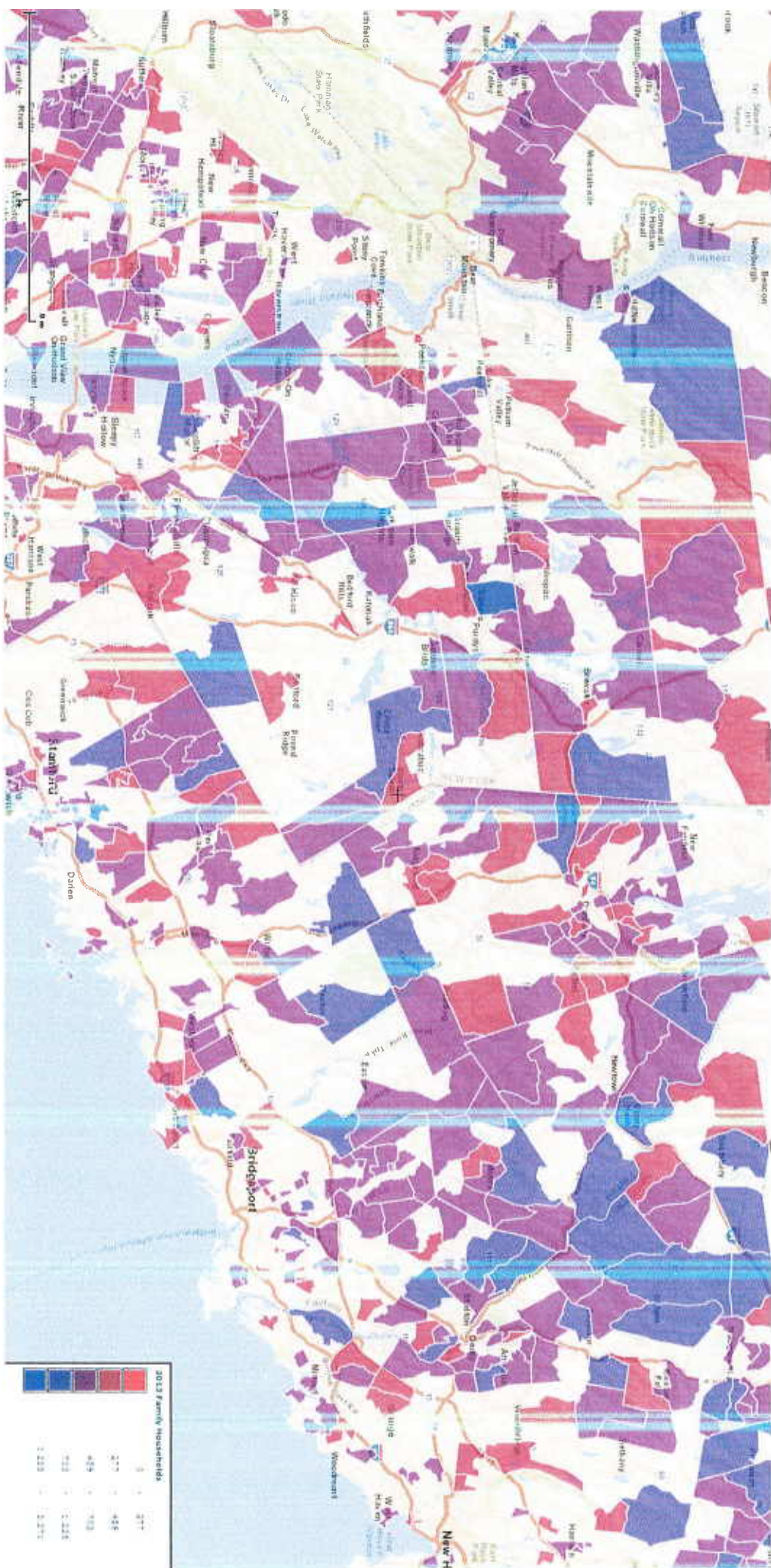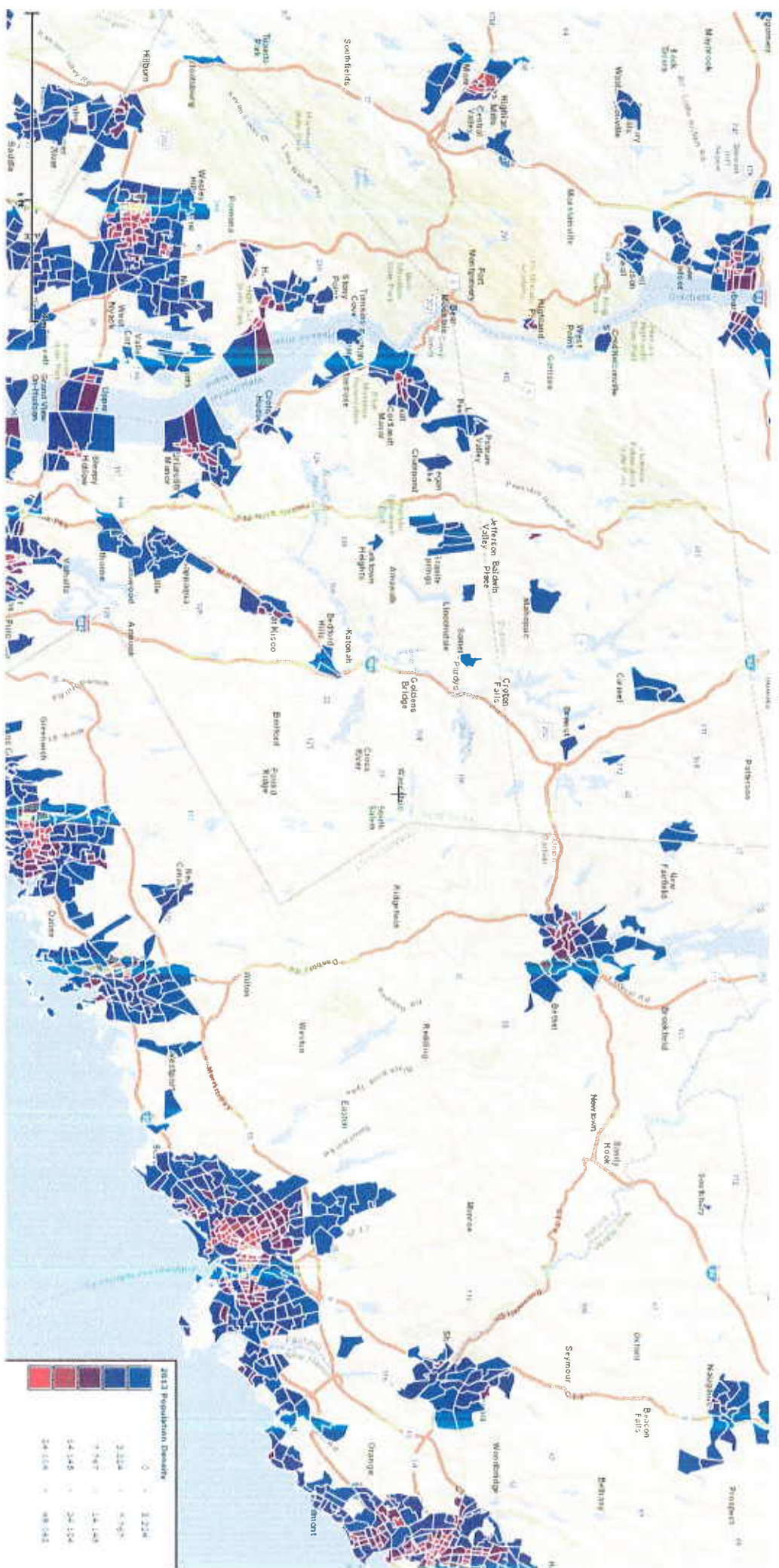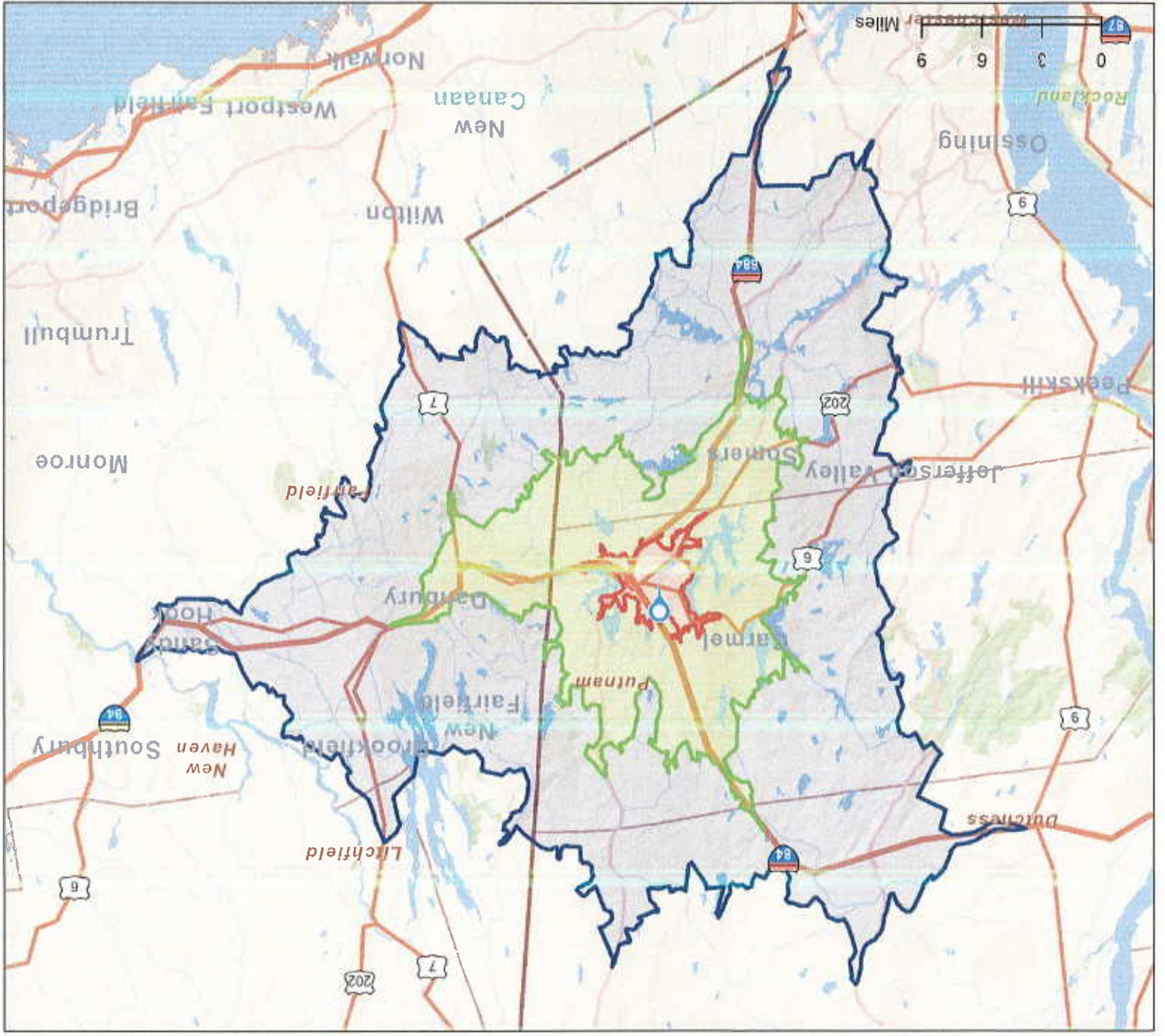© 2011 Metropolitan Transportation Authority

2013 Family Households

Site Map

GOMAN+YORK

Brewster Train Station
9 Main St, Brewster, New York, 10509
Drive Time: 5, 13, 23 Minutes

Prepared by Robert Goman

Marvin Ave

Oak St

Marvin Ave

Miles
0   3   6   9

Rockland

Ossining

Peekskill

Jefferson Valley

Somers

New Canaan

Norwalk

Westport Fairfield

Wilton

Bridgeport

Trumbull

Monroe

Fairfield

Danbury

Sandy Hook

New Fairfield

Brookfield

New Haven

Southbury

Litchfield

Putnam

Carmel

Dutchess

GOMAN +YORK

Traffic count data values shown on the map:
- 123,700
- 76,500 / 71,200
- 101,800
- 70,330
- 73,797
- 74,305
- 81,090
- 71,492
- 73,000
- 71,351 / 74,806
- 122,400
- 138,100
- 72,700
- 122,800
- 126,700
- 74,906

Average Daily Traffic Volume
- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day

Brewster Train Station
9 Main St, Brewster, New York, 10509
Drive Time: 5, 13, 23 Minutes

Prepared by Robert Goman

Putnam Ave

6

Carmel Ave

53

Center St

Michael Neuner Dr

Eastview Ave

Prospect St

Garden St

Hillside Ter

Hillside Park

Garden Street School

Oak St

Oak St

Hoyt St

Ellen Ave

Progress St

6

Oak St

Wilkes St

Marvin Ave

Park St

53

Marvin Ave

202

Railroad Ave

Nelson Blvd

202

51

| 0 | 0.07 | 0.14 | 0.21 |

Miles

Ellen Ave

Hoyt St

Progress St

Prospect St

Oak St

53

6

Marvin Ave

Average Daily Traffic Volume
Up to 6,000 vehicles per day
▲ **6,001 - 15,000**
▲ **15,001 - 30,000**
△ **30,001 - 50,000**
△ **50,001 - 100,000**
▲ **More than 100,000 per day**

6

Putnam

Brewster

202

May 19, 2014

Business Summary

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5, 13, 23 minutes

Prepared by Robert Goman

by NAICS Codes	Businesses Number	Businesses Percent	Employees Number	Employees Percent	Businesses Number	Businesses Percent	Employees Number	Employees Percent	Businesses Number	Businesses Percent	Employees Number	Employees Percent
Agriculture, Forestry, Fishing & Hunting	6	1.5%	11	0.6%	42	1.2%	106	0.4%	145	0.7%	344	0.3%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	0.0%	9	0.0%
Utilities	1	0.3%	2	0.1%	5	0.1%	21	0.1%	27	0.1%	196	0.2%
Construction	53	13.6%	183	9.2%	437	12.2%	1,418	5.4%	2,571	12.5%	7,980	6.7%
Manufacturing	19	4.9%	140	7.0%	123	3.4%	1,990	7.6%	632	3.1%	9,968	8.3%
Wholesale Trade	13	3.3%	94	4.7%	163	4.5%	1,032	3.9%	819	4.0%	4,332	3.6%
Retail Trade	48	12.3%	355	17.8%	375	10.4%	3,590	13.7%	2,062	10.0%	17,103	14.3%
Motor Vehicle & Parts Dealers	2	0.5%	36	1.8%	25	0.7%	225	0.9%	157	0.8%	1,416	1.2%
Furniture & Home Furnishings Stores	2	0.5%	7	0.4%	15	0.4%	40	0.2%	122	0.6%	533	0.4%
Electronics & Appliance Stores	3	0.8%	9	0.5%	23	0.6%	86	0.3%	135	0.7%	588	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	3	0.8%	59	3.0%	26	0.7%	314	1.2%	160	0.8%	1,372	1.1%
Food & Beverage Stores	8	2.0%	68	3.4%	55	1.5%	885	3.4%	313	1.5%	4,298	3.6%
Health & Personal Care Stores	2	0.5%	16	0.8%	30	0.8%	276	1.1%	151	0.7%	1,418	1.2%
Gasoline Stations	3	0.8%	7	0.4%	15	0.4%	54	0.2%	75	0.4%	397	0.3%
Clothing & Clothing Accessories Stores	6	1.5%	24	1.2%	61	1.7%	543	2.1%	250	1.2%	1,772	1.5%
Sport Goods, Hobby, Book, & Music Stores	3	0.8%	18	0.9%	26	0.7%	205	0.8%	156	0.8%	828	0.7%
General Merchandise Stores	2	0.5%	45	2.3%	11	0.3%	675	2.6%	50	0.2%	2,450	2.0%
Miscellaneous Store Retailers	10	2.6%	56	2.8%	64	1.8%	240	0.9%	388	1.9%	1,463	1.2%
Nonstore Retailers	3	0.8%	9	0.5%	24	0.7%	48	0.2%	106	0.5%	569	0.5%
Transportation & Warehousing	9	2.3%	36	1.8%	63	1.8%	493	1.9%	373	1.8%	3,056	2.6%
Information	11	2.8%	66	3.3%	87	2.4%	601	2.3%	450	2.2%	2,798	2.3%
Finance & Insurance	7	1.8%	59	3.0%	112	3.1%	774	2.9%	698	3.4%	3,994	3.3%
Central Bank/Credit Intermediation & Related Activities	2	0.5%	57	2.9%	33	0.9%	402	1.5%	207	1.0%	1,982	1.7%
Securities, Commodity Contracts & Other Financial	1	0.3%	2	0.1%	29	0.8%	194	0.7%	231	1.1%	896	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	4	1.0%	7	0.4%	49	1.4%	178	0.7%	259	1.3%	1,115	0.9%
Real Estate, Rental & Leasing	16	4.1%	78	3.9%	135	3.8%	603	2.3%	823	4.0%	2,985	2.5%
Professional, Scientific & Tech Services	47	12.0%	153	7.7%	556	15.5%	5,339	20.3%	3,237	15.7%	14,535	12.1%
Legal Services	5	1.3%	12	0.6%	104	2.9%	280	1.1%	459	2.2%	1,275	1.1%
Management of Companies & Enterprises	1	0.3%	3	0.2%	13	0.4%	28	0.1%	70	0.3%	144	0.1%
Administrative & Support & Waste Management & Remediation	58	14.8%	129	6.5%	576	16.0%	2,685	10.2%	3,318	16.1%	10,520	8.8%
Educational Services	9	2.3%	127	6.4%	65	1.8%	1,342	5.1%	409	2.0%	6,985	5.8%
Health Care & Social Assistance	18	4.6%	161	8.1%	284	7.9%	2,858	10.9%	1,825	8.9%	14,407	12.0%
Arts, Entertainment & Recreation	8	2.0%	18	0.9%	87	2.4%	324	1.2%	414	2.0%	2,077	1.7%
Accommodation & Food Services	22	5.6%	121	6.1%	154	4.3%	1,360	5.2%	829	4.0%	5,900	4.9%
Accommodation	2	0.5%	4	0.2%	14	0.4%	379	1.4%	61	0.3%	1,046	0.9%
Food Services & Drinking Places	20	5.1%	116	5.8%	141	3.9%	981	3.7%	768	3.7%	4,854	4.1%
Other Services (except Public Administration)	39	10.0%	129	6.5%	264	7.4%	906	3.5%	1,686	8.2%	6,377	5.3%
Automotive Repair & Maintenance	7	1.8%	22	1.1%	45	1.3%	129	0.5%	310	1.5%	1,146	1.0%
Public Administration	8	2.0%	135	6.8%	47	1.3%	786	3.0%	212	1.0%	6,026	5.0%
Total	391	100%	1,999	100%	3,590	100%	26,257	100%	20,609	100%	119,738	100%

May 19, 2014

Top 10 Tapestry Segments
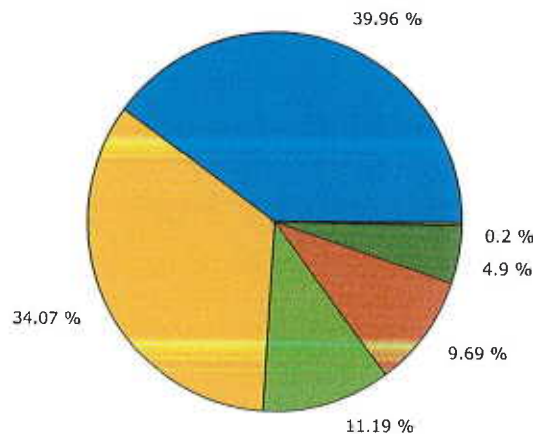
35. International Marketplace	39.96 %
05. Wealthy Seaboard Suburbs	34.07 %
13. In Style	11.19 %
10. Pleasant-Ville	9.69 %
09. Urban Chic	4.9 %
02. Suburban Splendor	0.2 %

Top 10 Tapestry Segments:

35. International Marketplace

Located primarily in cities in "gateway" states on both U.S. coasts, International Marketplace neighborhoods are developing urban markets with a rich blend of cultures and household types. The population is young, with a median age of only 32 years. Approximately 70 percent of the households are families; 44 percent are married couples with children and single parents. The average family size is 3.7. International Marketplace is the second most diverse of the Tapestry segments. More than half of the total population is Hispanic; 11.6 percent is Asian, and 7 percent is of two or more races. A high proportion of immigrants, including recent arrivals, live in these neighborhoods. For additional Information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/35_international_marketplace.pdf

05. Wealthy Seaboard Suburbs

Wealthy Seaboard Suburbs are older, established, affluent neighborhoods characteristic of U.S. coastal metropolitan areas. Two-thirds of the population aged 15+ years is married; more than half of the married couples have no children. The median age is 43.2 years. Ethnic diversity is low; most residents are white. Wealthy Seaboard Suburbs neighborhoods are affluent; the median household income is $98,852. Income is derived from a variety of sources; approximately 60 percent of the households receive supplemental income from interest, dividends, and rental properties; 23 percent collect retirement income. More than half of those who work hold professional or management positions. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/05_wealthy_seaboard_suburbs.pdf

13. In Style

In Style residents live in the suburbs but prefer the city lifestyle. Professional couples predominate. Household distributions by type are similar to those of the United States. Married-couple families represent 54 percent of households. Households without children (married couples without children, single-person, shared, and other family types), comprise more than two-thirds of all households. This count is increasing. The population is slightly older, with a median age of 40.8 years. There is little diversity in these neighborhoods. In Style residents are prosperous, with a median household income of $67,502. Wages and salaries provide income for 84 percent of the households; 47 percent also receive some form of investment income. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/13_in_style.pdf

10. Pleasant-Ville

Prosperous domesticity distinguishes the settled lives of Pleasant-Ville residents. Families, especially middle-aged married couples, characterize Pleasant-Ville neighborhoods. The average family size is 3.3; nearly 40 percent of the households include children. Thirteen percent of the households have adult children. The median age of 40.8 years is slightly older than the U.S. median of 37.3 years. Among Tapestry's upscale segments, these residents have a median household income of $74,355. Employed residents work in a variety of occupations in diverse industry sectors, similar to the U.S. distributions. Approximately one in five households receives retirement income, a ratio that is expected to increase. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/10_pleasant-ville.pdf

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

Lifestyle Report
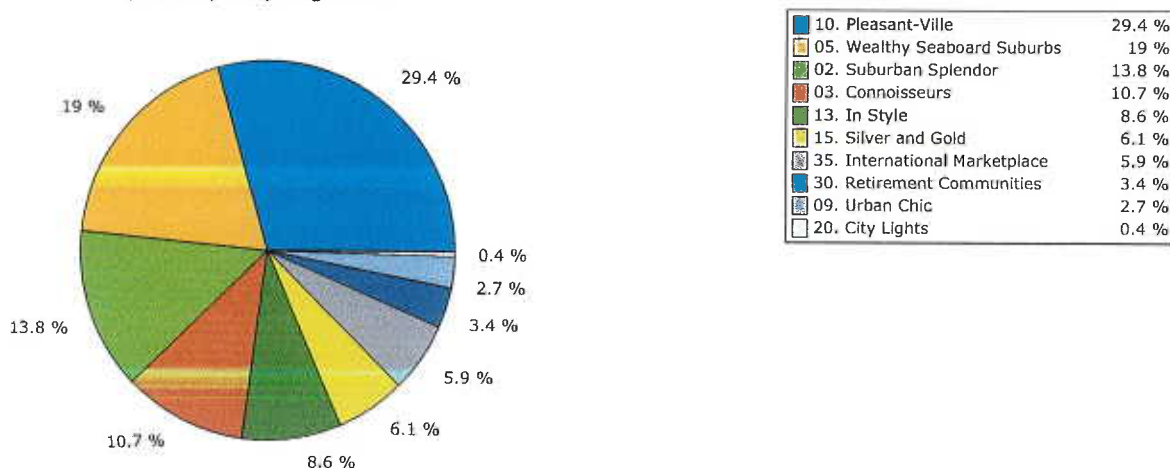
Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman
Latitude: 41.394647516
Longitude: -73.61945979

09. Urban Chic

Urban Chic residents are professionals who live a sophisticated, exclusive lifestyle. More than half of these households are married-couple families, similar to the U.S. proportion. Fewer than half of them have children. Unlike the United States, there is a smaller proportion of single parents and a higher proportion of singles and shared households. The median age is 43 years; the diversity index is 48. A median household income of $91,298 enables residents of Urban Chic neighborhoods to live in style. They are well educated; more than half of residents aged 25 years and older hold a bachelor's or graduate degree; 80 percent have attended college. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/09_urban_chic.pdf

02. Suburban Splendor

Suburban Splendor residents are families who live in growing suburban neighborhoods. Married couple families with and without children comprise 8 in 10 of these households. Household growth in these suburbs is 0.69 percent annually. The median age is 43.4 years, and half of the population is aged 35–64 years. These low-diversity neighborhoods are predominantly white. These successful suburbanites are the epitome of upward mobility, just a couple of rungs below Top Rung in affluence. Suburban Splendor residents have a median household income of $116,617. Labor force participation rates are high for both men and women; many households are two income. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/02_suburban_splendor.pdf

Lifestyle Report

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 13 minutes

GOMAN + YORK

Prepared by Robert Goman

Top 10 Tapestry Segments

10. Pleasant-Ville	29.4 %
05. Wealthy Seaboard Suburbs	19 %
02. Suburban Splendor	13.8 %
03. Connoisseurs	10.7 %
13. In Style	8.6 %
15. Silver and Gold	6.1 %
35. International Marketplace	5.9 %
30. Retirement Communities	3.4 %
09. Urban Chic	2.7 %
20. City Lights	0.4 %

Top 10 Tapestry Segments:

10. Pleasant-Ville

Prosperous domesticity distinguishes the settled lives of Pleasant-Ville residents. Families, especially middle-aged married couples, characterize Pleasant-Ville neighborhoods. The average family size is 3.3; nearly 40 percent of the households include children. Thirteen percent of the households have adult children. The median age of 40.8 years is slightly older than the U.S. median of 37.3 years. Among Tapestry's upscale segments, these residents have a median household income of $74,355. Employed residents work in a variety of occupations in diverse industry sectors, similar to the U.S. distributions. Approximately one in five households receives retirement income, a ratio that is expected to increase. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/10_pleasant-ville.pdf

05. Wealthy Seaboard Suburbs

Wealthy Seaboard Suburbs are older, established, affluent neighborhoods characteristic of U.S. coastal metropolitan areas. Two-thirds of the population aged 15+ years is married; more than half of the married couples have no children. The median age is 43.2 years. Ethnic diversity is low; most residents are white. Wealthy Seaboard Suburbs neighborhoods are affluent; the median household income is $98,852. Income is derived from a variety of sources; approximately 60 percent of the households receive supplemental income from interest, dividends, and rental properties; 23 percent collect retirement income. More than half of those who work hold professional or management positions. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/05_wealthy_seaboard_suburbs.pdf

02. Suburban Splendor

Suburban Splendor residents are families who live in growing suburban neighborhoods. Married couple families with and without children comprise 8 in 10 of these households. Household growth in these suburbs is 0.69 percent annually. The median age is 43.4 years, and half of the population is aged 35–64 years. These low-diversity neighborhoods are predominantly white. These successful suburbanites are the epitome of upward mobility, just a couple of rungs below Top Rung in affluence. Suburban Splendor residents have a median household income of $116,617. Labor force participation rates are high for both men and women; many households are two income. For additional information on this lifestyle, click here:
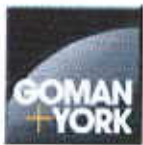http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/02_suburban_splendor.pdf

03. Connoisseurs

Residents of Connoisseurs neighborhoods are somewhat older, with a median age of 47.7 years. Approximately 70 percent of the population is married. Although residents appear closer to retirement than child-rearing age, 30 percent of the households are married couples with children living at home. Ethnic diversity is negligible. Connoisseurs are second in affluence only to the Top Rung segment. This market is well educated; 63 percent of the population aged 25 years and older hold a bachelor's or graduate degree. Employed residents earn wages from high-paying management, professional, and sales jobs. Many are self-employed; the rate is twice that of the national average. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/03_connoisseurs.pdf

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

13. In Style

In Style residents live in the suburbs but prefer the city lifestyle. Professional couples predominate. Household distributions by type are similar to those of the United States. Married-couple families represent 54 percent of households. Households without children (married couples without children, single-person, shared, and other family types), comprise more than two-thirds of all households. This count is increasing. The population is slightly older, with a median age of 40.8 years. There is little diversity in these neighborhoods. In Style residents are prosperous, with a median household income of $67,502. Wages and salaries provide income for 84 percent of the households; 47 percent also receive some form of investment income. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/13_in_style.pdf

15. Silver and Gold

With a median age of 60.9 years, Silver and Gold residents are the second oldest of the Tapestry segments. More than 70 percent are aged 55 years or older. Most residents have retired from professional occupations. Half of the households are composed of married couples without children. This segment is small, less than 1 percent of all U.S. households; however, annual household growth is 2.35 percent since 2000. Residents of these neighborhoods are not ethnically diverse; 93 percent of them are white. These are wealthy, educated seniors. Their median household income is $68,518. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/15_silver_and_gold.pdf

35. International Marketplace

Located primarily in cities in "gateway" states on both U.S. coasts, International Marketplace neighborhoods are developing urban markets with a rich blend of cultures and household types. The population is young, with a median age of only 32 years. Approximately 70 percent of the households are families; 44 percent are married couples with children and single parents. The average family size is 3.7. International Marketplace is the second most diverse of the Tapestry segments. More than half of the total population is Hispanic; 11.6 percent is Asian, and 7 percent is of two or more races. A high proportion of immigrants, including recent arrivals, live in these neighborhoods. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/35_international_marketplace.pdf

30. Retirement Communities

Most of the households in Retirement Communities neighborhoods are single seniors who live alone; a fourth is married couples with no children living at home. This older market has a median age of 50.9 years. One-third of the residents and 44 percent of householders are aged 65 years or older. Twenty-three percent of the population and 31 percent of householders are aged 75 years or older. Most of the residents are white. The median household income for Retirement Communities is $48,319, slightly below the U.S. median. Nearly half of the households earn income from interest, dividends, and rental properties; 45 percent receive Social Security benefits; and 26 percent receive retirement income. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/30_retirement_communities.pdf

09. Urban Chic

Urban Chic residents are professionals who live a sophisticated, exclusive lifestyle. More than half of these households are married-couple families, similar to the U.S. proportion. Fewer than half of them have children. Unlike the United States, there is a smaller proportion of single parents and a higher proportion of singles and shared households. The median age is 43 years; the diversity index is 48. A median household income of $91,298 enables residents of Urban Chic neighborhoods to live in style. They are well educated; more than half of residents aged 25 years and older hold a bachelor's or graduate degree; 80 percent have attended college. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/09_urban_chic.pdf

20. City Lights

The City Lights segment is composed of diverse neighborhoods situated primarily in the Northeast. This dense urban market is a mixture of housing, household types, and cultures that all share the same city space. Households include families and singles, similar to the U.S. distribution by household type. With a median age of 38.5 years, the population is slightly older than that of the U.S. Compared to the U.S. population, there are fewer children and slightly more people aged 75 or older. The ethnic or racial diversity is slightly higher than the U.S. level, with higher ratios of Asian, Hispanic, and multiracial populations. City Lights residents earn a good living working in white collar and service occupations. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/20_city_lights.pdf

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
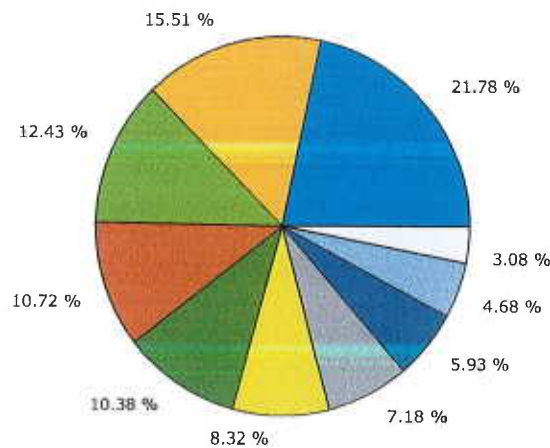**Source:** Esri

Top 10 Tapestry Segments

Segment	%
05. Wealthy Seaboard Suburbs	21.78 %
10. Pleasant-Ville	15.51 %
02. Suburban Splendor	12.43 %
01. Top Rung	10.72 %
35. International Marketplace	10.38 %
20. City Lights	8.32 %
03. Connoisseurs	7.18 %
13. In Style	5.93 %
09. Urban Chic	4.68 %
15. Silver and Gold	3.08 %

Top 10 Tapestry Segments:

05. Wealthy Seaboard Suburbs

Wealthy Seaboard Suburbs are older, established, affluent neighborhoods characteristic of U.S. coastal metropolitan areas. Two-thirds of the population aged 15+ years is married; more than half of the married couples have no children. The median age is 43.2 years. Ethnic diversity is low; most residents are white. Wealthy Seaboard Suburbs neighborhoods are affluent; the median household income is $98,852. Income is derived from a variety of sources; approximately 60 percent of the households receive supplemental income from interest, dividends, and rental properties; 23 percent collect retirement income. More than half of those who work hold professional or management positions. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/05_wealthy_seaboard_suburbs.pdf

10. Pleasant-Ville

Prosperous domesticity distinguishes the settled lives of Pleasant-Ville residents. Families, especially middle-aged married couples, characterize Pleasant-Ville neighborhoods. The average family size is 3.3; nearly 40 percent of the households include children. Thirteen percent of the households have adult children. The median age of 40.8 years is slightly older than the U.S. median of 37.3 years. Among Tapestry's upscale segments, these residents have a median household income of $74,355. Employed residents work in a variety of occupations in diverse industry sectors, similar to the U.S. distributions. Approximately one in five households receives retirement income, a ratio that is expected to increase. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/10_pleasant-ville.pdf

02. Suburban Splendor

Suburban Splendor residents are families who live in growing suburban neighborhoods. Married couple families with and without children comprise 8 in 10 of these households. Household growth in these suburbs is 0.69 percent annually. The median age is 43.4 years, and half of the population is aged 35–64 years. These low-diversity neighborhoods are predominantly white. These successful suburbanites are the epitome of upward mobility, just a couple of rungs below Top Rung in affluence. Suburban Splendor residents have a median household income of $116,617. Labor force participation rates are high for both men and women; many households are two income. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/02_suburban_splendor.pdf

01. Top Rung

Residents of Top Rung neighborhoods are mature, married, highly educated, and wealthy. The median age is 45.0 years; one-third of the residents are in their peak earning years of 45–64. More than 77 percent of these households are composed of married couples; half of them have children. Except for the presence of children, this is a low-diversity, monochromatic market. Top Rung, the wealthiest consumer market, represents less than 1 percent of all U.S. households. The median household income of $173,172 is more than three-and-one- half times that of the U.S. median. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/01_top_rung.pdf

35. International Marketplace

Located primarily in cities in "gateway" states on both U.S. coasts, International Marketplace neighborhoods are developing urban markets with a rich blend of cultures and household types. The population is young, with a median age of only 32 years. Approximately 70 percent of the households are families; 44 percent are married couples with children and single parents. The average family size is 3.7. International Marketplace is the second most diverse of the Tapestry segments. More than half of the total population is Hispanic; 11.6 percent is Asian, and 7 percent is of two or more races. A high proportion of immigrants, including recent arrivals, live in these neighborhoods. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/35_international_marketplace.pdf

20. City Lights

The City Lights segment is composed of diverse neighborhoods situated primarily in the Northeast. This dense urban market is a mixture of housing, household types, and cultures that all share the same city space. Households include families and singles, similar to the U.S. distribution by household type. With a median age of 38.5 years, the population is slightly older than that of the U.S. Compared to the U.S. population, there are fewer children and slightly more people aged 75 or older. The ethnic or racial diversity is slightly higher than the U.S. level, with higher ratios of Asian, Hispanic, and multiracial populations. City Lights residents earn a good living working in white collar and service occupations. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/20_city_lights.pdf

03. Connoisseurs

Residents of Connoisseurs neighborhoods are somewhat older, with a median age of 47.7 years. Approximately 70 percent of the population is married. Although residents appear closer to retirement than child-rearing age, 30 percent of the households are married couples with children living at home. Ethnic diversity is negligible. Connoisseurs are second in affluence only to the Top Rung segment. This market is well educated; 63 percent of the population aged 25 years and older hold a bachelor's or graduate degree. Employed residents earn wages from high-paying management, professional, and sales jobs. Many are self-employed; the rate is twice that of the national average. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/03_connoisseurs.pdf

13. In Style

In Style residents live in the suburbs but prefer the city lifestyle. Professional couples predominate. Household distributions by type are similar to those of the United States. Married-couple families represent 54 percent of households. Households without children (married couples without children, single-person, shared, and other family types), comprise more than two-thirds of all households. This count is increasing. The population is slightly older, with a median age of 40.8 years. There is little diversity in these neighborhoods. In Style residents are prosperous, with a median household income of $67,502. Wages and salaries provide income for 84 percent of the households; 47 percent also receive some form of investment income. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/13_in_style.pdf

09. Urban Chic

Urban Chic residents are professionals who live a sophisticated, exclusive lifestyle. More than half of these households are married-couple families, similar to the U.S. proportion. Fewer than half of them have children. Unlike the United States, there is a smaller proportion of single parents and a higher proportion of singles and shared households. The median age is 43 years; the diversity index is 48. A median household income of $91,298 enables residents of Urban Chic neighborhoods to live in style. They are well educated; more than half of residents aged 25 years and older hold a bachelor's or graduate degree; 80 percent have attended college. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/09_urban_chic.pdf

15. Silver and Gold

With a median age of 60.9 years, Silver and Gold residents are the second oldest of the Tapestry segments. More than 70 percent are aged 55 years or older. Most residents have retired from professional occupations. Half of the households are composed of married couples without children. This segment is small, less than 1 percent of all U.S. households; however, annual household growth is 2.35 percent since 2000. Residents of these neighborhoods are not ethnically diverse; 93 percent of them are white. These are wealthy, educated seniors. Their median household income is $68,518. For additional information on this lifestyle, click here:
http://www.esri.com/~/media/Files/Pdfs/data/esri_data/pdfs/tapestry-singles/15_silver_and_gold.pdf

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman

Top Twenty Tapestry Segments

Tapestry descriptions can be found here

Rank	Tapestry Segment	Households		U.S. Households		
		Percent	Cumulative Percent	Percent	Cumulative Percent	Index
1	35. International Marketplace	40.0%	40.0%	1.3%	1.3%	3072
2	05. Wealthy Seaboard Suburbs	34.1%	74.1%	1.4%	2.7%	2,429
3	13. In Style	11.2%	85.3%	2.3%	5.0%	482
4	10. Pleasant-Ville	9.7%	95.0%	1.6%	6.6%	593
5	09. Urban Chic	4.9%	99.9%	1.4%	8.0%	349
	Subtotal	**99.9%**		**8.0%**		
6	02. Suburban Splendor	0.2%	100.1%	1.7%	9.7%	11
	Subtotal	**0.2%**		**1.7%**		
	Total	**100.0%**		**9.7%**		**1027**

Top Ten Tapestry Segments Site vs. U.S.

Percent of Households by Tapestry Segment

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

May 19, 2014

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman

Tapestry Indexes by Households

Tapestry Indexes by Population

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

May 19, 2014

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman

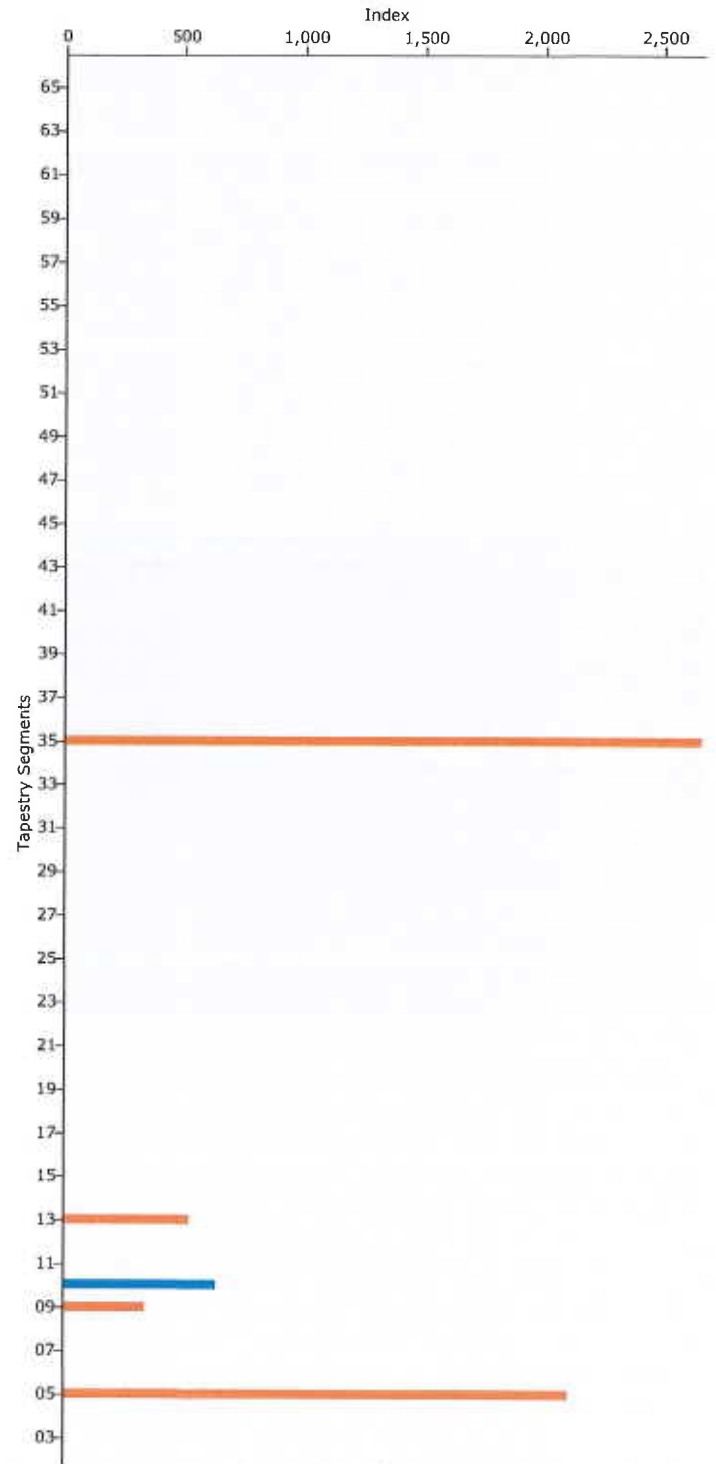| Tapestry LifeMode Groups	2013 Households			2013 Population		
	Number	Percent	Index	Number	Percent	Index
Total:	2,112	100.0%		5,832	100.0%	
L1. High Society	**725**	**34.3%**	**273**	**1,898**	**32.5%**	**238**
01 Top Rung	0	0.0%	0	0	0.0%	0
02 Suburban Splendor	4	0.2%	11	7	0.1%	6
03 Connoisseurs	0	0.0%	0	0	0.0%	0
04 Boomburbs	0	0.0%	0	0	0.0%	0
05 Wealthy Seaboard Suburbs	721	34.1%	2428	1,891	32.4%	2110
06 Sophisticated Squires	0	0.0%	0	0	0.0%	0
07 Exurbanites	0	0.0%	0	0	0.0%	0
L2. Upscale Avenues	**543**	**25.7%**	**194**	**1,584**	**27.2%**	**208**
09 Urban Chic	103	4.9%	349	256	4.4%	339
10 Pleasant-Ville	204	9.7%	593	670	11.5%	643
11 Pacific Heights	0	0.0%	0	0	0.0%	0
13 In Style	236	11.2%	482	658	11.3%	531
16 Enterprising Professionals	0	0.0%	0	0	0.0%	0
17 Green Acres	0	0.0%	0	0	0.0%	0
18 Cozy and Comfortable	0	0.0%	0	0	0.0%	0
L3. Metropolis	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
20 City Lights	0	0.0%	0	0	0.0%	0
22 Metropolitans	0	0.0%	0	0	0.0%	0
45 City Strivers	0	0.0%	0	0	0.0%	0
51 Metro City Edge	0	0.0%	0	0	0.0%	0
54 Urban Rows	0	0.0%	0	0	0.0%	0
62 Modest Income Homes	0	0.0%	0	0	0.0%	0
L4. Solo Acts	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
08 Laptops and Lattes	0	0.0%	0	0	0.0%	0
23 Trendsetters	0	0.0%	0	0	0.0%	0
27 Metro Renters	0	0.0%	0	0	0.0%	0
36 Old and Newcomers	0	0.0%	0	0	0.0%	0
39 Young and Restless	0	0.0%	0	0	0.0%	0
L5. Senior Styles	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
14 Prosperous Empty Nesters	0	0.0%	0	0	0.0%	0
15 Silver and Gold	0	0.0%	0	0	0.0%	0
29 Rustbelt Retirees	0	0.0%	0	0	0.0%	0
30 Retirement Communities	0	0.0%	0	0	0.0%	0
43 The Elders	0	0.0%	0	0	0.0%	0
49 Senior Sun Seekers	0	0.0%	0	0	0.0%	0
50 Heartland Communities	0	0.0%	0	0	0.0%	0
57 Simple Living	0	0.0%	0	0	0.0%	0
65 Social Security Set	0	0.0%	0	0	0.0%	0
L6. Scholars & Patriots	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
40 Military Proximity	0	0.0%	0	0	0.0%	0
55 College Towns	0	0.0%	0	0	0.0%	0
63 Dorms to Diplomas	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman

Tapestry LifeMode Groups	2013 Households			2013 Population		
	Number	Percent	Index	Number	Percent	Index
Total:	2,112	100.0%		5,832	100.0%	
L7. High Hopes	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
28 Aspiring Young Families	0	0.0%	0	0	0.0%	0
48 Great Expectations	0	0.0%	0	0	0.0%	0
L8. Global Roots	**844**	**40.0%**	**481**	**2,350**	**40.3%**	**409**
35 International Marketplace	844	40.0%	3071	2,350	40.3%	2664
38 Industrious Urban Fringe	0	0.0%	0	0	0.0%	0
44 Urban Melting Pot	0	0.0%	0	0	0.0%	0
47 Las Casas	0	0.0%	0	0	0.0%	0
52 Inner City Tenants	0	0.0%	0	0	0.0%	0
58 NeWest Residents	0	0.0%	0	0	0.0%	0
60 City Dimensions	0	0.0%	0	0	0.0%	0
61 High Rise Renters	0	0.0%	0	0	0.0%	0
L9. Family Portrait	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
12 Up and Coming Families	0	0.0%	0	0	0.0%	0
19 Milk and Cookies	0	0.0%	0	0	0.0%	0
21 Urban Villages	0	0.0%	0	0	0.0%	0
59 Southwestern Families	0	0.0%	0	0	0.0%	0
64 City Commons	0	0.0%	0	0	0.0%	0
L10. Traditional Living	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
24 Main Street, USA	0	0.0%	0	0	0.0%	0
32 Rustbelt Traditions	0	0.0%	0	0	0.0%	0
33 Midlife Junction	0	0.0%	0	0	0.0%	0
34 Family Foundations	0	0.0%	0	0	0.0%	0
L11. Factories & Farms	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
25 Salt of the Earth	0	0.0%	0	0	0.0%	0
37 Prairie Living	0	0.0%	0	0	0.0%	0
42 Southern Satellites	0	0.0%	0	0	0.0%	0
53 Home Town	0	0.0%	0	0	0.0%	0
56 Rural Bypasses	0	0.0%	0	0	0.0%	0
L12. American Quilt	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
26 Midland Crowd	0	0.0%	0	0	0.0%	0
31 Rural Resort Dwellers	0	0.0%	0	0	0.0%	0
41 Crossroads	0	0.0%	0	0	0.0%	0
46 Rooted Rural	0	0.0%	0	0	0.0%	0
66 Unclassified	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

May 19, 2014

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman

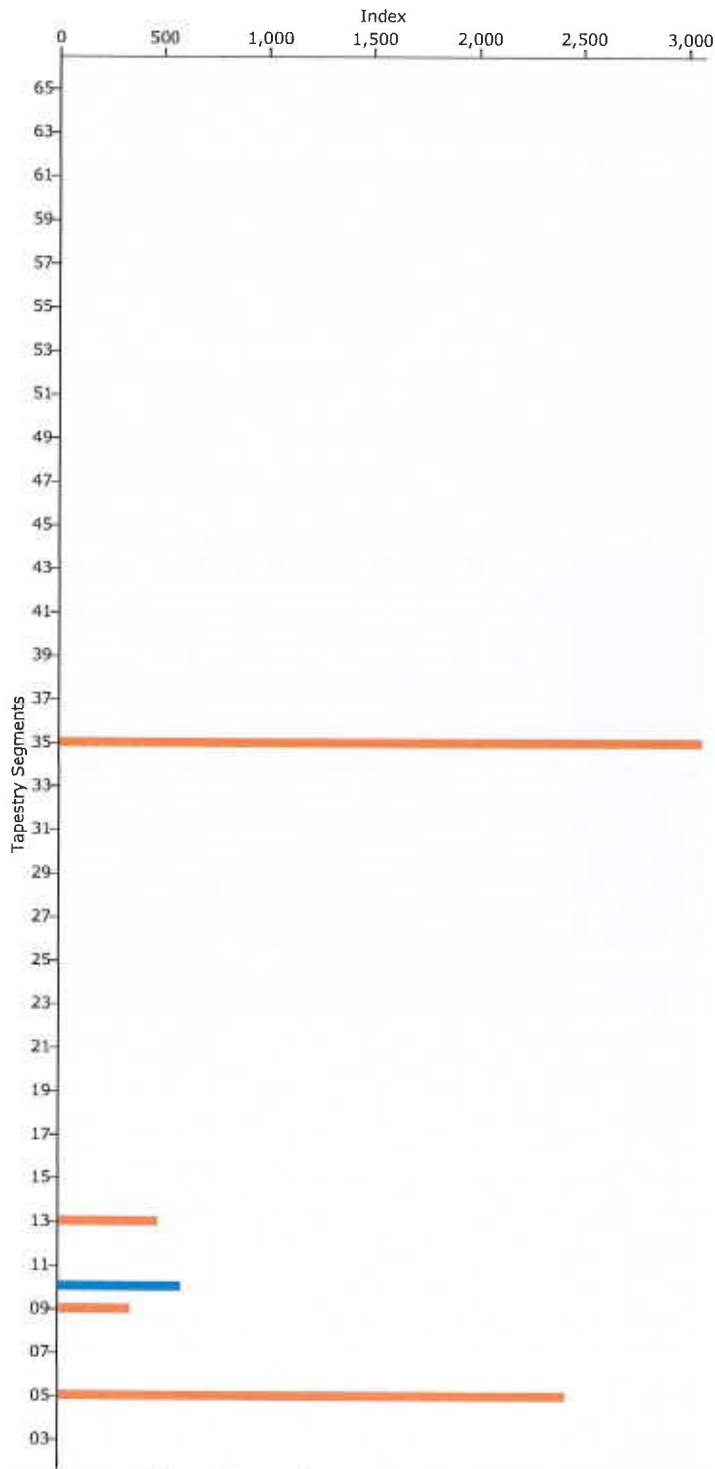| Tapestry Urbanization Groups	2013 Households			2013 Population		
	Number	Percent	Index	Number	Percent	Index
Total:	2,112	100.0%		5,832	100.0%	
U1. Principal Urban Centers I	**844**	**40.0%**	**475**	**2,350**	**40.3%**	**491**
08 Laptops and Lattes	0	0.0%	0	0	0.0%	0
11 Pacific Heights	0	0.0%	0	0	0.0%	0
20 City Lights	0	0.0%	0	0	0.0%	0
21 Urban Villages	0	0.0%	0	0	0.0%	0
23 Trendsetters	0	0.0%	0	0	0.0%	0
27 Metro Renters	0	0.0%	0	0	0.0%	0
35 International Marketplace	844	40.0%	3071	2,350	40.3%	2664
44 Urban Melting Pot	0	0.0%	0	0	0.0%	0
U2. Principal Urban Centers II	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
45 City Strivers	0	0.0%	0	0	0.0%	0
47 Las Casas	0	0.0%	0	0	0.0%	0
54 Urban Rows	0	0.0%	0	0	0.0%	0
58 NeWest Residents	0	0.0%	0	0	0.0%	0
61 High Rise Renters	0	0.0%	0	0	0.0%	0
64 City Commons	0	0.0%	0	0	0.0%	0
65 Social Security Set	0	0.0%	0	0	0.0%	0
U3. Metro Cities I	**1,028**	**48.7%**	**402**	**2,817**	**48.3%**	**396**
01 Top Rung	0	0.0%	0	0	0.0%	0
03 Connoisseurs	0	0.0%	0	0	0.0%	0
05 Wealthy Seaboard Suburbs	721	34.1%	2428	1,891	32.4%	2110
09 Urban Chic	103	4.9%	349	256	4.4%	339
10 Pleasant-Ville	204	9.7%	593	670	11.5%	643
16 Enterprising Professionals	0	0.0%	0	0	0.0%	0
19 Milk and Cookies	0	0.0%	0	0	0.0%	0
22 Metropolitans	0	0.0%	0	0	0.0%	0
U4. Metro Cities II	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
28 Aspiring Young Families	0	0.0%	0	0	0.0%	0
30 Retirement Communities	0	0.0%	0	0	0.0%	0
34 Family Foundations	0	0.0%	0	0	0.0%	0
36 Old and Newcomers	0	0.0%	0	0	0.0%	0
39 Young and Restless	0	0.0%	0	0	0.0%	0
52 Inner City Tenants	0	0.0%	0	0	0.0%	0
60 City Dimensions	0	0.0%	0	0	0.0%	0
63 Dorms to Diplomas	0	0.0%	0	0	0.0%	0
U5. Urban Outskirts I	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
04 Boomburbs	0	0.0%	0	0	0.0%	0
24 Main Street, USA	0	0.0%	0	0	0.0%	0
32 Rustbelt Traditions	0	0.0%	0	0	0.0%	0
38 Industrious Urban Fringe	0	0.0%	0	0	0.0%	0
48 Great Expectations	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 5 minutes

Prepared by Robert Goman

Tapestry Urbanization Groups	2013 Households			2013 Population		
	Number	Percent	Index	Number	Percent	Index
Total:	2,112	100.0%		5,832	100.0%	
U6. Urban Outskirts II	0	0.0%	0	0	0.0%	0
51 Metro City Edge	0	0.0%	0	0	0.0%	0
55 College Towns	0	0.0%	0	0	0.0%	0
57 Simple Living	0	0.0%	0	0	0.0%	0
59 Southwestern Families	0	0.0%	0	0	0.0%	0
62 Modest Income Homes	0	0.0%	0	0	0.0%	0
U7. Suburban Periphery I	240	11.4%	70	665	11.4%	68
02 Suburban Splendor	4	0.2%	11	7	0.1%	6
06 Sophisticated Squires	0	0.0%	0	0	0.0%	0
07 Exurbanites	0	0.0%	0	0	0.0%	0
12 Up and Coming Families	0	0.0%	0	0	0.0%	0
13 In Style	236	11.2%	482	658	11.3%	531
14 Prosperous Empty Nesters	0	0.0%	0	0	0.0%	0
15 Silver and Gold	0	0.0%	0	0	0.0%	0
U8. Suburban Periphery II	0	0.0%	0	0	0.0%	0
18 Cozy and Comfortable	0	0.0%	0	0	0.0%	0
29 Rustbelt Retirees	0	0.0%	0	0	0.0%	0
33 Midlife Junction	0	0.0%	0	0	0.0%	0
40 Military Proximity	0	0.0%	0	0	0.0%	0
43 The Elders	0	0.0%	0	0	0.0%	0
53 Home Town	0	0.0%	0	0	0.0%	0
U9. Small Towns	0	0.0%	0	0	0.0%	0
41 Crossroads	0	0.0%	0	0	0.0%	0
49 Senior Sun Seekers	0	0.0%	0	0	0.0%	0
50 Heartland Communities	0	0.0%	0	0	0.0%	0
U10. Rural I	0	0.0%	0	0	0.0%	0
17 Green Acres	0	0.0%	0	0	0.0%	0
25 Salt of the Earth	0	0.0%	0	0	0.0%	0
26 Midland Crowd	0	0.0%	0	0	0.0%	0
31 Rural Resort Dwellers	0	0.0%	0	0	0.0%	0
U11. Rural II	0	0.0%	0	0	0.0%	0
37 Prairie Living	0	0.0%	0	0	0.0%	0
42 Southern Satellites	0	0.0%	0	0	0.0%	0
46 Rooted Rural	0	0.0%	0	0	0.0%	0
56 Rural Bypasses	0	0.0%	0	0	0.0%	0
66 Unclassified	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

Top Twenty Tapestry Segments

Tapestry descriptions can be found here

| Rank | Tapestry Segment | Households | | U.S. Households | | |
		Percent	Cumulative Percent	Percent	Cumulative Percent	Index
1	10. Pleasant-Ville	29.4%	29.4%	1.6%	1.6%	1805
2	05. Wealthy Seaboard Suburbs	19.0%	48.4%	1.4%	3.0%	1,352
3	02. Suburban Splendor	13.8%	62.2%	1.7%	4.7%	813
4	03. Connoisseurs	10.7%	72.9%	1.3%	6.0%	851
5	13. In Style	8.6%	81.5%	2.3%	8.3%	373
	Subtotal	**81.5%**		**8.3%**		
6	15. Silver and Gold	6.1%	87.6%	1.0%	9.3%	587
7	35. International Marketplace	5.9%	93.5%	1.3%	10.6%	451
8	30. Retirement Communities	3.4%	96.9%	1.6%	12.2%	213
9	09. Urban Chic	2.7%	99.6%	1.4%	13.6%	192
10	20. City Lights	0.4%	100.0%	1.1%	14.7%	40
	Subtotal	**18.5%**		**6.4%**		
11	06. Sophisticated Squires	0.1%	100.1%	2.5%	17.2%	2
12	01. Top Rung	0.0%	100.1%	0.9%	18.1%	5
	Subtotal	**0.1%**		**3.4%**		
	Total	**100.0%**		**18.1%**		**553**

Top Ten Tapestry Segments Site vs. U.S.

Percent of Households by Tapestry Segment

Legend: ■ Site ■ U.S.

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

Tapestry Indexes by Households

Tapestry Indexes by Population

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.

Source: Esri

Brewster Train Station
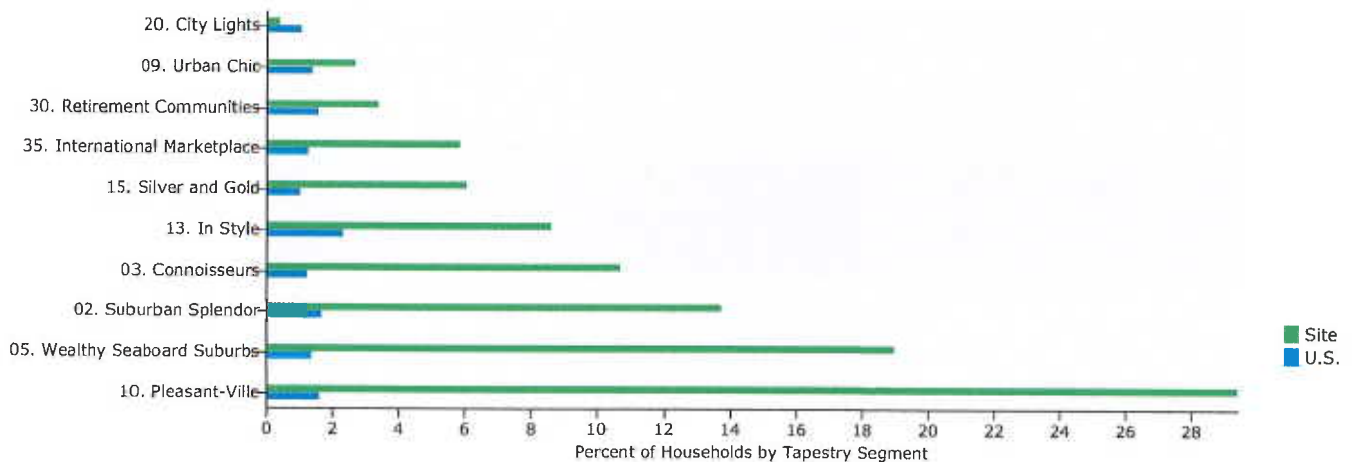9 Main St, Brewster, New York, 10509,
Drive Time: 13 minutes

Prepared by Robert Goman

Tapestry LifeMode Groups	2013 Households			2013 Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,404	100.0%		49,275	100.0%	
L1. High Society	8,015	43.6%	346	22,451	45.6%	333
01 Top Rung	8	0.0%	5	22	0.0%	5
02 Suburban Splendor	2,533	13.8%	813	7,136	14.5%	771
03 Connoisseurs	1,966	10.7%	851	5,616	11.4%	898
04 Boomburbs	0	0.0%	0	0	0.0%	0
05 Wealthy Seaboard Suburbs	3,497	19.0%	1352	9,642	19.6%	1273
06 Sophisticated Squires	11	0.1%	2	35	0.1%	3
07 Exurbanites	0	0.0%	0	0	0.0%	0
L2. Upscale Avenues	7,490	40.7%	308	19,540	39.7%	303
09 Urban Chic	494	2.7%	192	1,393	2.8%	218
10 Pleasant-Ville	5,409	29.4%	1805	14,656	29.7%	1664
11 Pacific Heights	0	0.0%	0	0	0.0%	0
13 In Style	1,587	8.6%	373	3,491	7.1%	333
16 Enterprising Professionals	0	0.0%	0	0	0.0%	0
17 Green Acres	0	0.0%	0	0	0.0%	0
18 Cozy and Comfortable	0	0.0%	0	0	0.0%	0
L3. Metropolis	77	0.4%	8	202	0.4%	8
20 City Lights	77	0.4%	40	202	0.4%	37
22 Metropolitans	0	0.0%	0	0	0.0%	0
45 City Strivers	0	0.0%	0	0	0.0%	0
51 Metro City Edge	0	0.0%	0	0	0.0%	0
54 Urban Rows	0	0.0%	0	0	0.0%	0
62 Modest Income Homes	0	0.0%	0	0	0.0%	0
L4. Solo Acts	0	0.0%	0	0	0.0%	0
08 Laptops and Lattes	0	0.0%	0	0	0.0%	0
23 Trendsetters	0	0.0%	0	0	0.0%	0
27 Metro Renters	0	0.0%	0	0	0.0%	0
36 Old and Newcomers	0	0.0%	0	0	0.0%	0
39 Young and Restless	0	0.0%	0	0	0.0%	0
L5. Senior Styles	1,741	9.5%	75	4,049	8.2%	77
14 Prosperous Empty Nesters	0	0.0%	0	0	0.0%	0
15 Silver and Gold	1,114	6.1%	587	2,487	5.0%	636
29 Rustbelt Retirees	0	0.0%	0	0	0.0%	0
30 Retirement Communities	627	3.4%	213	1,562	3.2%	259
43 The Elders	0	0.0%	0	0	0.0%	0
49 Senior Sun Seekers	0	0.0%	0	0	0.0%	0
50 Heartland Communities	0	0.0%	0	0	0.0%	0
57 Simple Living	0	0.0%	0	0	0.0%	0
65 Social Security Set	0	0.0%	0	0	0.0%	0
L6. Scholars & Patriots	0	0.0%	0	0	0.0%	0
40 Military Proximity	0	0.0%	0	0	0.0%	0
55 College Towns	0	0.0%	0	0	0.0%	0
63 Dorms to Diplomas	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
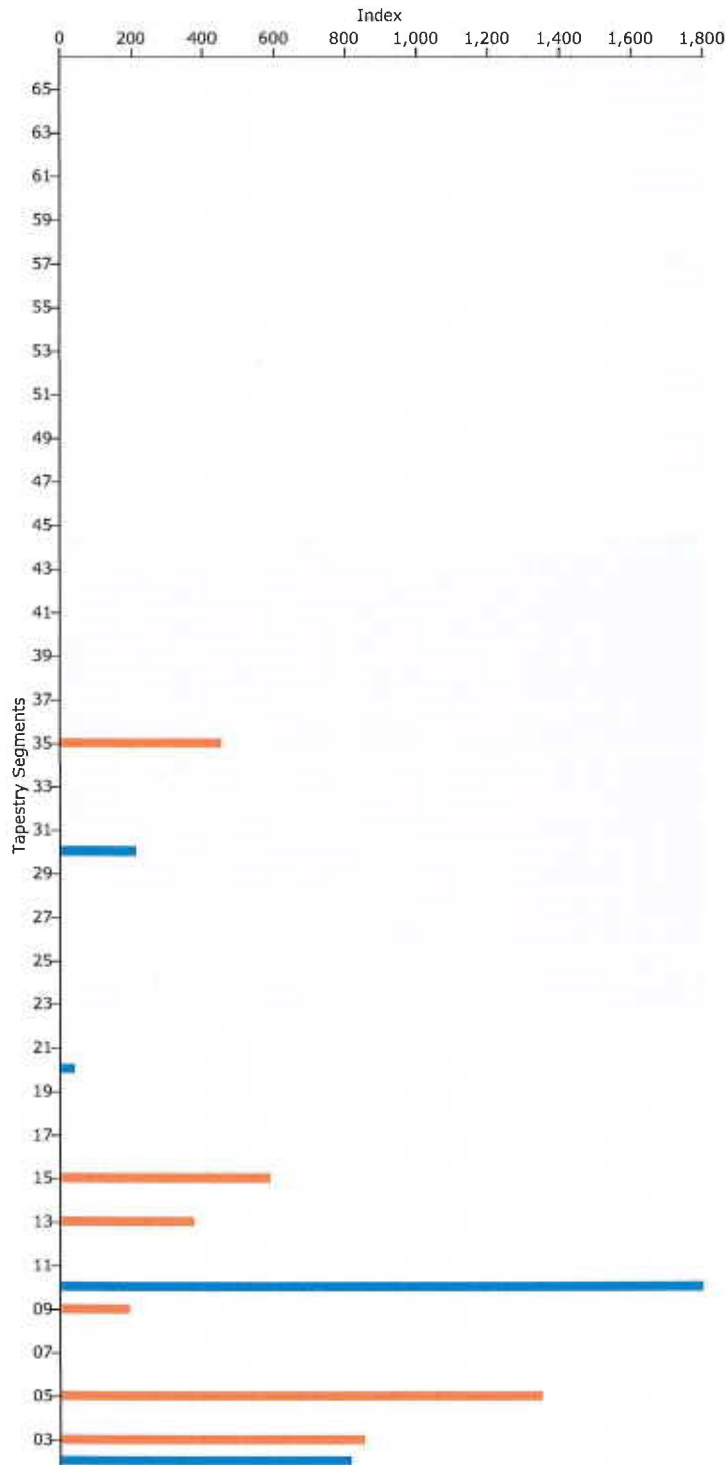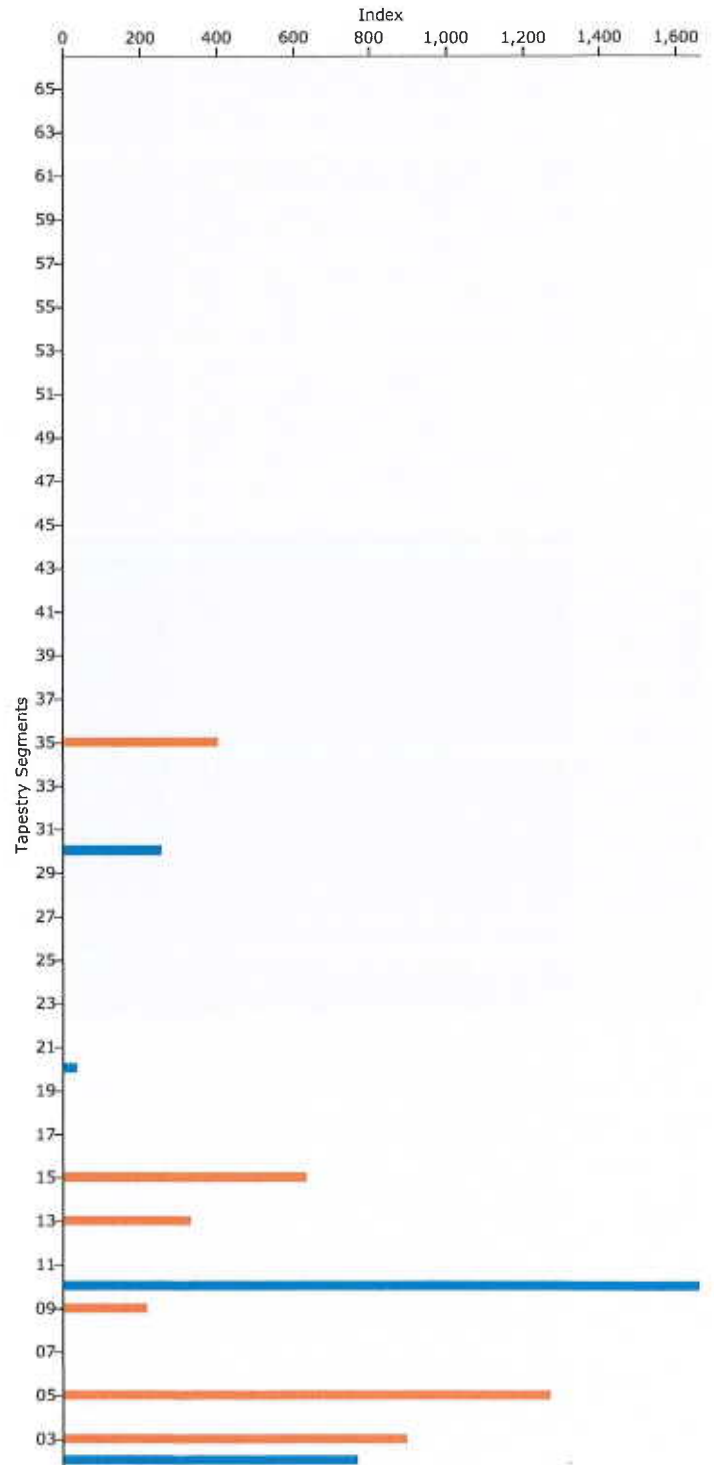**Source:** Esri

May 19, 2014

Tapestry LifeMode Groups	2013 Households			2013 Population		
	Number	**Percent**	**Index**	**Number**	**Percent**	**Index**
Total:	18,404	100.0%		49,275	100.0%	
L7. High Hopes	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
28 Aspiring Young Families	0	0.0%	0	0	0.0%	0
48 Great Expectations	0	0.0%	0	0	0.0%	0
L8. Global Roots	**1,081**	**5.9%**	**71**	**3,033**	**6.2%**	**62**
35 International Marketplace	1,081	5.9%	451	3,033	6.2%	407
38 Industrious Urban Fringe	0	0.0%	0	0	0.0%	0
44 Urban Melting Pot	0	0.0%	0	0	0.0%	0
47 Las Casas	0	0.0%	0	0	0.0%	0
52 Inner City Tenants	0	0.0%	0	0	0.0%	0
58 NeWest Residents	0	0.0%	0	0	0.0%	0
60 City Dimensions	0	0.0%	0	0	0.0%	0
61 High Rise Renters	0	0.0%	0	0	0.0%	0
L9. Family Portrait	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
12 Up and Coming Families	0	0.0%	0	0	0.0%	0
19 Milk and Cookies	0	0.0%	0	0	0.0%	0
21 Urban Villages	0	0.0%	0	0	0.0%	0
59 Southwestern Families	0	0.0%	0	0	0.0%	0
64 City Commons	0	0.0%	0	0	0.0%	0
L10. Traditional Living	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
24 Main Street, USA	0	0.0%	0	0	0.0%	0
32 Rustbelt Traditions	0	0.0%	0	0	0.0%	0
33 Midlife Junction	0	0.0%	0	0	0.0%	0
34 Family Foundations	0	0.0%	0	0	0.0%	0
L11. Factories & Farms	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
25 Salt of the Earth	0	0.0%	0	0	0.0%	0
37 Prairie Living	0	0.0%	0	0	0.0%	0
42 Southern Satellites	0	0.0%	0	0	0.0%	0
53 Home Town	0	0.0%	0	0	0.0%	0
56 Rural Bypasses	0	0.0%	0	0	0.0%	0
L12. American Quilt	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
26 Midland Crowd	0	0.0%	0	0	0.0%	0
31 Rural Resort Dwellers	0	0.0%	0	0	0.0%	0
41 Crossroads	0	0.0%	0	0	0.0%	0
46 Rooted Rural	0	0.0%	0	0	0.0%	0
66 Unclassified	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 13 minutes

Prepared by Robert Goman

Tapestry Urbanization Groups	2013 Households			2013 Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,404	100.0%		49,275	100.0%	
U1. Principal Urban Centers I	**1,158**	**6.3%**	**75**	**3,235**	**6.6%**	**80**
08 Laptops and Lattes	0	0.0%	0	0	0.0%	0
11 Pacific Heights	0	0.0%	0	0	0.0%	0
20 City Lights	77	0.4%	40	202	0.4%	37
21 Urban Villages	0	0.0%	0	0	0.0%	0
23 Trendsetters	0	0.0%	0	0	0.0%	0
27 Metro Renters	0	0.0%	0	0	0.0%	0
35 International Marketplace	1,081	5.9%	451	3,033	6.2%	407
44 Urban Melting Pot	0	0.0%	0	0	0.0%	0
U2. Principal Urban Centers II	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
45 City Strivers	0	0.0%	0	0	0.0%	0
47 Las Casas	0	0.0%	0	0	0.0%	0
54 Urban Rows	0	0.0%	0	0	0.0%	0
58 NeWest Residents	0	0.0%	0	0	0.0%	0
61 High Rise Renters	0	0.0%	0	0	0.0%	0
64 City Commons	0	0.0%	0	0	0.0%	0
65 Social Security Set	0	0.0%	0	0	0.0%	0
U3. Metro Cities I	**11,374**	**61.8%**	**510**	**31,329**	**63.6%**	**521**
01 Top Rung	8	0.0%	5	22	0.0%	5
03 Connoisseurs	1,966	10.7%	851	5,616	11.4%	898
05 Wealthy Seaboard Suburbs	3,497	19.0%	1352	9,642	19.6%	1273
09 Urban Chic	494	2.7%	192	1,393	2.8%	218
10 Pleasant-Ville	5,409	29.4%	1805	14,656	29.7%	1664
16 Enterprising Professionals	0	0.0%	0	0	0.0%	0
19 Milk and Cookies	0	0.0%	0	0	0.0%	0
22 Metropolitans	0	0.0%	0	0	0.0%	0
U4. Metro Cities II	**627**	**3.4%**	**31**	**1,562**	**3.2%**	**31**
28 Aspiring Young Families	0	0.0%	0	0	0.0%	0
30 Retirement Communities	627	3.4%	213	1,562	3.2%	259
34 Family Foundations	0	0.0%	0	0	0.0%	0
36 Old and Newcomers	0	0.0%	0	0	0.0%	0
39 Young and Restless	0	0.0%	0	0	0.0%	0
52 Inner City Tenants	0	0.0%	0	0	0.0%	0
60 City Dimensions	0	0.0%	0	0	0.0%	0
63 Dorms to Diplomas	0	0.0%	0	0	0.0%	0
U5. Urban Outskirts I	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
04 Boomburbs	0	0.0%	0	0	0.0%	0
24 Main Street, USA	0	0.0%	0	0	0.0%	0
32 Rustbelt Traditions	0	0.0%	0	0	0.0%	0
38 Industrious Urban Fringe	0	0.0%	0	0	0.0%	0
48 Great Expectations	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
Source: Esri

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 13 minutes

Prepared by Robert Goman

Tapestry Urbanization Groups	2013 Households			2013 Population		
	Number	Percent	Index	Number	Percent	Index
Total:	18,404	100.0%		49,275	100.0%	
U6. Urban Outskirts II	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
51 Metro City Edge	0	0.0%	0	0	0.0%	0
55 College Towns	0	0.0%	0	0	0.0%	0
57 Simple Living	0	0.0%	0	0	0.0%	0
59 Southwestern Families	0	0.0%	0	0	0.0%	0
62 Modest Income Homes	0	0.0%	0	0	0.0%	0
U7. Suburban Periphery I	**5,245**	**28.5%**	**176**	**13,149**	**26.7%**	**160**
02 Suburban Splendor	2,533	13.8%	813	7,136	14.5%	771
06 Sophisticated Squires	11	0.1%	2	35	0.1%	3
07 Exurbanites	0	0.0%	0	0	0.0%	0
12 Up and Coming Families	0	0.0%	0	0	0.0%	0
13 In Style	1,587	8.6%	373	3,491	7.1%	333
14 Prosperous Empty Nesters	0	0.0%	0	0	0.0%	0
15 Silver and Gold	1,114	6.1%	587	2,487	5.0%	636
U8. Suburban Periphery II	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
18 Cozy and Comfortable	0	0.0%	0	0	0.0%	0
29 Rustbelt Retirees	0	0.0%	0	0	0.0%	0
33 Midlife Junction	0	0.0%	0	0	0.0%	0
40 Military Proximity	0	0.0%	0	0	0.0%	0
43 The Elders	0	0.0%	0	0	0.0%	0
53 Home Town	0	0.0%	0	0	0.0%	0
U9. Small Towns	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
41 Crossroads	0	0.0%	0	0	0.0%	0
49 Senior Sun Seekers	0	0.0%	0	0	0.0%	0
50 Heartland Communities	0	0.0%	0	0	0.0%	0
U10. Rural I	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
17 Green Acres	0	0.0%	0	0	0.0%	0
25 Salt of the Earth	0	0.0%	0	0	0.0%	0
26 Midland Crowd	0	0.0%	0	0	0.0%	0
31 Rural Resort Dwellers	0	0.0%	0	0	0.0%	0
U11. Rural II	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
37 Prairie Living	0	0.0%	0	0	0.0%	0
42 Southern Satellites	0	0.0%	0	0	0.0%	0
46 Rooted Rural	0	0.0%	0	0	0.0%	0
56 Rural Bypasses	0	0.0%	0	0	0.0%	0
66 Unclassified	0	0.0%	0	0	0.0%	0

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Source: Esri

Tapestry Segmentation Area Profile

Brewster Train Station
9 Main St, Brewster, New York, 10509,
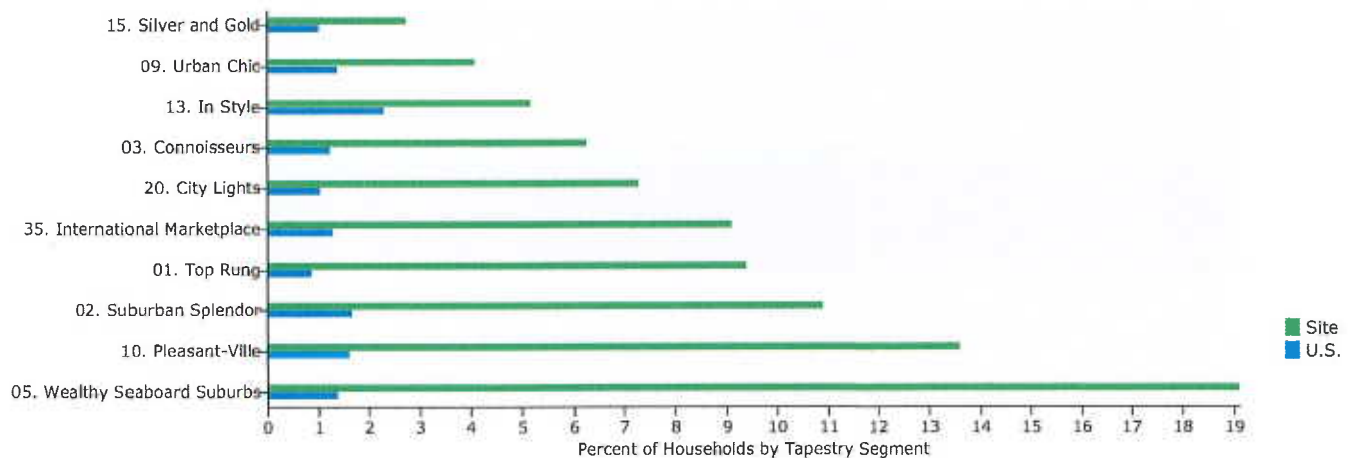Drive Time: 23 minutes

Prepared by Robert Goman

Latitude: 41.394647516
Longitude: -73.61945976

Top Twenty Tapestry Segments

Tapestry descriptions can be found here

| | | Households | | U.S. Households | | |
| | | | Cumulative | | Cumulative | |
Rank	Tapestry Segment	Percent	Percent	Percent	Percent	Index
1	05. Wealthy Seaboard Suburbs	19.1%	19.1%	1.4%	1.4%	1360
2	10. Pleasant-Ville	13.6%	32.7%	1.6%	3.0%	834
3	02. Suburban Splendor	10.9%	43.6%	1.7%	4.7%	645
4	01. Top Rung	9.4%	53.0%	0.9%	5.6%	1,048
5	35. International Marketplace	9.1%	62.1%	1.3%	6.9%	700
	Subtotal	**62.1%**		**6.9%**		
6	20. City Lights	7.3%	69.4%	1.1%	8.0%	687
7	03. Connoisseurs	6.3%	75.7%	1.3%	9.3%	499
8	13. In Style	5.2%	80.9%	2.3%	11.6%	225
9	09. Urban Chic	4.1%	85.0%	1.4%	13.0%	292
10	15. Silver and Gold	2.7%	87.7%	1.0%	14.0%	266
	Subtotal	**25.6%**		**7.1%**		
11	24. Main Street, USA	2.1%	89.8%	2.2%	16.2%	95
12	16. Enterprising Professionals	2.0%	91.8%	1.9%	18.1%	103
13	07. Exurbanites	1.6%	93.4%	2.5%	20.6%	65
14	06. Sophisticated Squires	1.4%	94.8%	2.5%	23.1%	58
15	21. Urban Villages	1.2%	96.0%	0.9%	24.0%	141
	Subtotal	**8.3%**		**10.0%**		
16	57. Simple Living	1.2%	97.2%	1.4%	25.4%	88
17	30. Retirement Communities	1.0%	98.2%	1.6%	27.0%	64
18	36. Old and Newcomers	1.0%	99.2%	2.0%	29.0%	47
19	14. Prosperous Empty Nesters	0.7%	99.9%	2.1%	31.1%	34
20	66. Unclassified	0.0%	99.9%	0.0%	31.1%	985
	Subtotal	**3.9%**		**7.1%**		
	Total	**100.0%**		**31.1%**		**322**

Top Ten Tapestry Segments Site vs. U.S.

Percent of Households by Tapestry Segment

■ Site
■ U.S.

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Source: Esri

Tapestry Indexes by Households

Tapestry Indexes by Population

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or population in the area, by Tapestry segment, to the percent of households or population in the United States, by segment. An index of 100 is the US average.
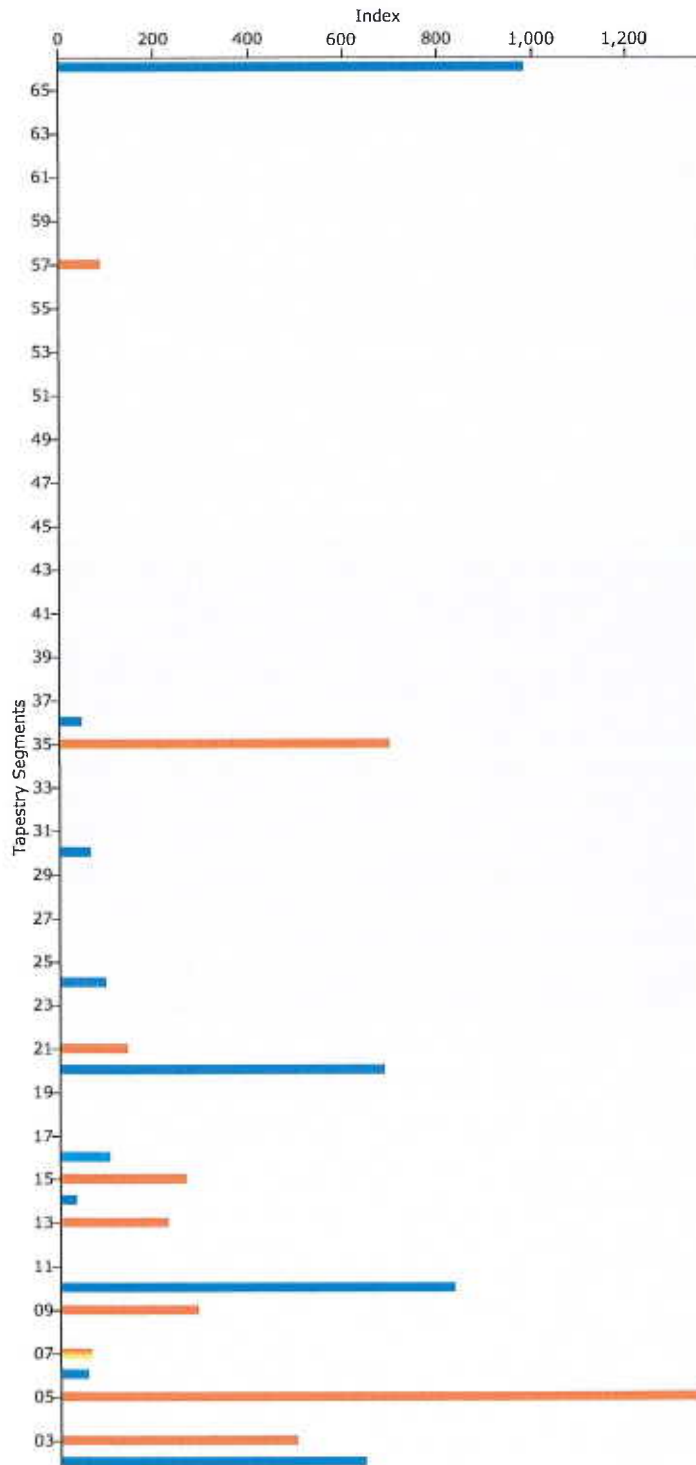**Source:** Esri

May 19, 2014

Brewster Train Station
9 Main St, Brewster, New York, 10509,
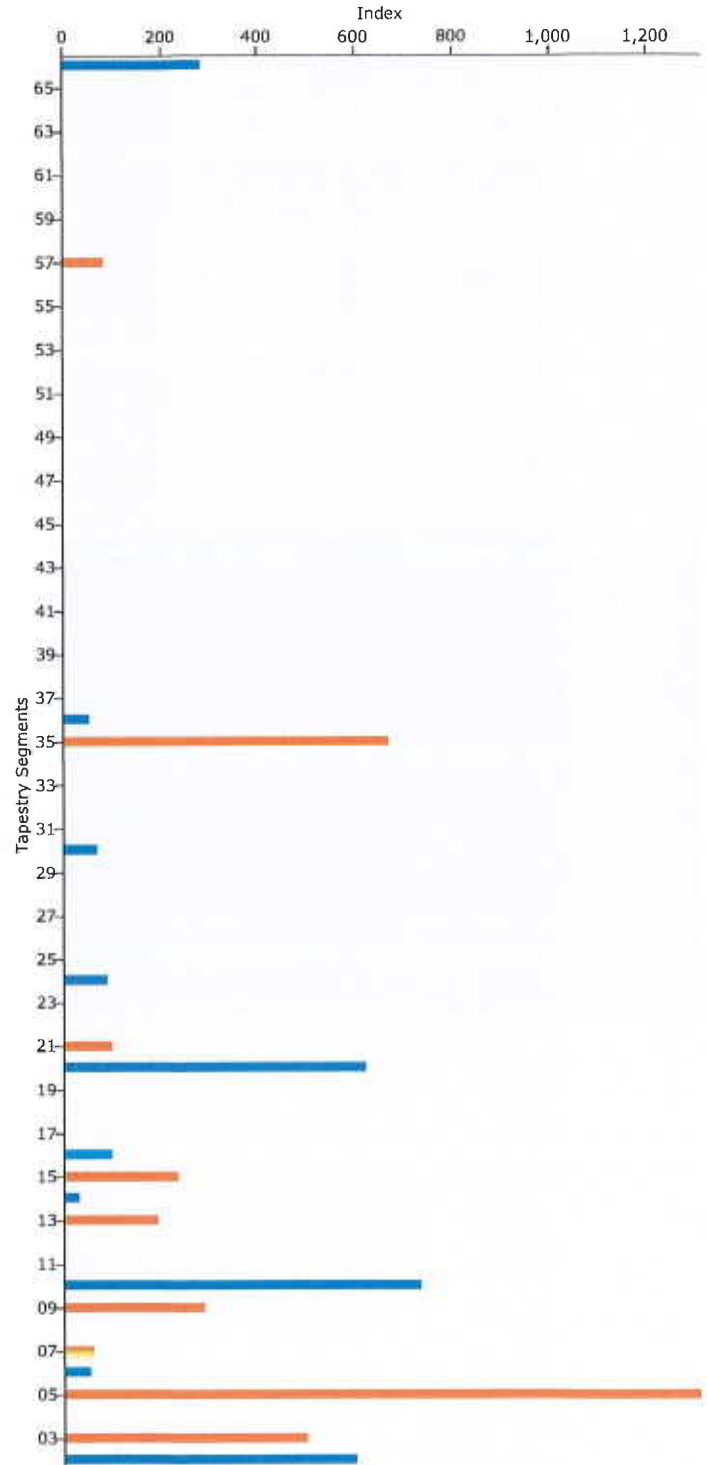Drive Time: 23 minutes

Prepared by Robert Goman

Tapestry LifeMode Groups	2013 Households			2013 Population		
	Number	Percent	Index	Number	Percent	Index
Total:	99,439	100.0%		280,508	100.0%	
L1. High Society	**48,455**	**48.7%**	**387**	**142,841**	**50.9%**	**372**
01 Top Rung	9,349	9.4%	1048	28,022	10.0%	1000
02 Suburban Splendor	10,847	10.9%	645	31,732	11.3%	602
03 Connoisseurs	6,233	6.3%	499	17,892	6.4%	503
04 Boomburbs	0	0.0%	0	0	0.0%	0
05 Wealthy Seaboard Suburbs	18,997	19.1%	1360	56,593	20.2%	1313
06 Sophisticated Squires	1,428	1.4%	58	4,224	1.5%	55
07 Exurbanites	1,601	1.6%	65	4,378	1.6%	64
L2. Upscale Avenues	**24,693**	**24.8%**	**188**	**63,653**	**22.7%**	**174**
09 Urban Chic	4,066	4.1%	292	10,560	3.8%	291
10 Pleasant-Ville	13,514	13.6%	834	36,847	13.1%	735
11 Pacific Heights	0	0.0%	0	0	0.0%	0
13 In Style	5,169	5.2%	225	11,555	4.1%	194
16 Enterprising Professionals	1,944	2.0%	103	4,691	1.7%	100
17 Green Acres	0	0.0%	0	0	0.0%	0
18 Cozy and Comfortable	0	0.0%	0	0	0.0%	0
L3. Metropolis	**7,250**	**7.3%**	**137**	**19,206**	**6.8%**	**131**
20 City Lights	7,250	7.3%	687	19,206	6.8%	623
22 Metropolitans	0	0.0%	0	0	0.0%	0
45 City Strivers	0	0.0%	0	0	0.0%	0
51 Metro City Edge	0	0.0%	0	0	0.0%	0
54 Urban Rows	0	0.0%	0	0	0.0%	0
62 Modest Income Homes	0	0.0%	0	0	0.0%	0
L4. Solo Acts	**954**	**1.0%**	**13**	**2,458**	**0.9%**	**16**
08 Laptops and Lattes	0	0.0%	0	0	0.0%	0
23 Trendsetters	0	0.0%	0	0	0.0%	0
27 Metro Renters	0	0.0%	0	0	0.0%	0
36 Old and Newcomers	954	1.0%	47	2,458	0.9%	55
39 Young and Restless	0	0.0%	0	0	0.0%	0
L5. Senior Styles	**5,680**	**5.7%**	**45**	**12,173**	**4.3%**	**41**
14 Prosperous Empty Nesters	713	0.7%	34	1,712	0.6%	32
15 Silver and Gold	2,723	2.7%	266	5,236	1.9%	235
29 Rustbelt Retirees	0	0.0%	0	0	0.0%	0
30 Retirement Communities	1,025	1.0%	64	2,405	0.9%	70
43 The Elders	0	0.0%	0	0	0.0%	0
49 Senior Sun Seekers	0	0.0%	0	0	0.0%	0
50 Heartland Communities	0	0.0%	0	0	0.0%	0
57 Simple Living	1,219	1.2%	88	2,820	1.0%	86
65 Social Security Set	0	0.0%	0	0	0.0%	0
L6. Scholars & Patriots	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
40 Military Proximity	0	0.0%	0	0	0.0%	0
55 College Towns	0	0.0%	0	0	0.0%	0
63 Dorms to Diplomas	0	0.0%	0	0	0.0%	0

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Source: Esri

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 23 minutes

Prepared by Robert Goman

Tapestry LifeMode Groups	2013 Households			2013 Population		
	Number	Percent	Index	Number	Percent	Index
Total:	99,439	100.0%		280,508	100.0%	
L7. High Hopes	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
28 Aspiring Young Families	0	0.0%	0	0	0.0%	0
48 Great Expectations	0	0.0%	0	0	0.0%	0
L8. Global Roots	**9,053**	**9.1%**	**110**	**28,486**	**10.2%**	**103**
35 International Marketplace	9,053	9.1%	700	28,486	10.2%	671
38 Industrious Urban Fringe	0	0.0%	0	0	0.0%	0
44 Urban Melting Pot	0	0.0%	0	0	0.0%	0
47 Las Casas	0	0.0%	0	0	0.0%	0
52 Inner City Tenants	0	0.0%	0	0	0.0%	0
58 NeWest Residents	0	0.0%	0	0	0.0%	0
60 City Dimensions	0	0.0%	0	0	0.0%	0
61 High Rise Renters	0	0.0%	0	0	0.0%	0
L9. Family Portrait	**1,236**	**1.2%**	**14**	**3,606**	**1.3%**	**12**
12 Up and Coming Families	0	0.0%	0	0	0.0%	0
19 Milk and Cookies	0	0.0%	0	0	0.0%	0
21 Urban Villages	1,236	1.2%	141	3,606	1.3%	101
59 Southwestern Families	0	0.0%	0	0	0.0%	0
64 City Commons	0	0.0%	0	0	0.0%	0
L10. Traditional Living	**2,102**	**2.1%**	**26**	**5,533**	**2.0%**	**26**
24 Main Street, USA	2,102	2.1%	95	5,533	2.0%	90
32 Rustbelt Traditions	0	0.0%	0	0	0.0%	0
33 Midlife Junction	0	0.0%	0	0	0.0%	0
34 Family Foundations	0	0.0%	0	0	0.0%	0
L11. Factories & Farms	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
25 Salt of the Earth	0	0.0%	0	0	0.0%	0
37 Prairie Living	0	0.0%	0	0	0.0%	0
42 Southern Satellites	0	0.0%	0	0	0.0%	0
53 Home Town	0	0.0%	0	0	0.0%	0
56 Rural Bypasses	0	0.0%	0	0	0.0%	0
L12. American Quilt	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
26 Midland Crowd	0	0.0%	0	0	0.0%	0
31 Rural Resort Dwellers	0	0.0%	0	0	0.0%	0
41 Crossroads	0	0.0%	0	0	0.0%	0
46 Rooted Rural	0	0.0%	0	0	0.0%	0
66 Unclassified	16	0.0%	985	2,552	0.9%	286

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Source: Esri

May 19, 2014

Brewster Train Station
9 Main St, Brewster, New York, 10509,
Drive Time: 23 minutes

Prepared by Robert Goman

Tapestry Urbanization Groups	2013 Households			2013 Population		
	Number	Percent	Index	Number	Percent	Index
Total:	99,439	100.0%		280,508	100.0%	
U1. Principal Urban Centers I	**17,539**	**17.6%**	**210**	**51,298**	**18.3%**	**223**
08 Laptops and Lattes	0	0.0%	0	0	0.0%	0
11 Pacific Heights	0	0.0%	0	0	0.0%	0
20 City Lights	7,250	7.3%	687	19,206	6.8%	623
21 Urban Villages	1,236	1.2%	141	3,606	1.3%	101
23 Trendsetters	0	0.0%	0	0	0.0%	0
27 Metro Renters	0	0.0%	0	0	0.0%	0
35 International Marketplace	9,053	9.1%	700	28,486	10.2%	671
44 Urban Melting Pot	0	0.0%	0	0	0.0%	0
U2. Principal Urban Centers II	**0**	**0.0%**	**0**	**0**	**0.0%**	**0**
45 City Strivers	0	0.0%	0	0	0.0%	0
47 Las Casas	0	0.0%	0	0	0.0%	0
54 Urban Rows	0	0.0%	0	0	0.0%	0
58 NeWest Residents	0	0.0%	0	0	0.0%	0
61 High Rise Renters	0	0.0%	0	0	0.0%	0
64 City Commons	0	0.0%	0	0	0.0%	0
65 Social Security Set	0	0.0%	0	0	0.0%	0
U3. Metro Cities I	**54,103**	**54.4%**	**449**	**154,606**	**55.1%**	**452**
01 Top Rung	9,349	9.4%	1048	28,022	10.0%	1000
03 Connoisseurs	6,233	6.3%	499	17,892	6.4%	503
05 Wealthy Seaboard Suburbs	18,997	19.1%	1360	56,593	20.2%	1313
09 Urban Chic	4,066	4.1%	292	10,560	3.8%	291
10 Pleasant-Ville	13,514	13.6%	834	36,847	13.1%	735
16 Enterprising Professionals	1,944	2.0%	103	4,691	1.7%	100
19 Milk and Cookies	0	0.0%	0	0	0.0%	0
22 Metropolitans	0	0.0%	0	0	0.0%	0
U4. Metro Cities II	**1,979**	**2.0%**	**18**	**4,863**	**1.7%**	**17**
28 Aspiring Young Families	0	0.0%	0	0	0.0%	0
30 Retirement Communities	1,025	1.0%	64	2,405	0.9%	70
34 Family Foundations	0	0.0%	0	0	0.0%	0
36 Old and Newcomers	954	1.0%	47	2,458	0.9%	55
39 Young and Restless	0	0.0%	0	0	0.0%	0
52 Inner City Tenants	0	0.0%	0	0	0.0%	0
60 City Dimensions	0	0.0%	0	0	0.0%	0
63 Dorms to Diplomas	0	0.0%	0	0	0.0%	0
U5. Urban Outskirts I	**2,102**	**2.1%**	**20**	**5,533**	**2.0%**	**18**
04 Boomburbs	0	0.0%	0	0	0.0%	0
24 Main Street, USA	2,102	2.1%	95	5,533	2.0%	90
32 Rustbelt Traditions	0	0.0%	0	0	0.0%	0
38 Industrious Urban Fringe	0	0.0%	0	0	0.0%	0
48 Great Expectations	0	0.0%	0	0	0.0%	0

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U6. Urban Outskirts II	1,219	1.2%	24	2,820	1.0%	19
51 Metro City Edge	0	0.0%	0	0	0.0%	0
55 College Towns	0	0.0%	0	0	0.0%	0
57 Simple Living	1,219	1.2%	88	2,820	1.0%	86
59 Southwestern Families	0	0.0%	0	0	0.0%	0
62 Modest Income Homes	0	0.0%	0	0	0.0%	0
U7. Suburban Periphery I	22,481	22.6%	139	58,837	21.0%	126
02 Suburban Splendor	10,847	10.9%	645	31,732	11.3%	602
06 Sophisticated Squires	1,428	1.4%	58	4,224	1.5%	55
07 Exurbanites	1,601	1.6%	65	4,378	1.6%	64
12 Up and Coming Families	0	0.0%	0	0	0.0%	0
13 In Style	5,169	5.2%	225	11,555	4.1%	194
14 Prosperous Empty Nesters	713	0.7%	34	1,712	0.6%	32
15 Silver and Gold	2,723	2.7%	266	5,236	1.9%	235
U8. Suburban Periphery II	0	0.0%	0	0	0.0%	0
18 Cozy and Comfortable	0	0.0%	0	0	0.0%	0
29 Rustbelt Retirees	0	0.0%	0	0	0.0%	0
33 Midlife Junction	0	0.0%	0	0	0.0%	0
40 Military Proximity	0	0.0%	0	0	0.0%	0
43 The Elders	0	0.0%	0	0	0.0%	0
53 Home Town	0	0.0%	0	0	0.0%	0
U9. Small Towns	0	0.0%	0	0	0.0%	0
41 Crossroads	0	0.0%	0	0	0.0%	0
49 Senior Sun Seekers	0	0.0%	0	0	0.0%	0
50 Heartland Communities	0	0.0%	0	0	0.0%	0
U10. Rural I	0	0.0%	0	0	0.0%	0
17 Green Acres	0	0.0%	0	0	0.0%	0
25 Salt of the Earth	0	0.0%	0	0	0.0%	0
26 Midland Crowd	0	0.0%	0	0	0.0%	0
31 Rural Resort Dwellers	0	0.0%	0	0	0.0%	0
U11. Rural II	0	0.0%	0	0	0.0%	0
37 Prairie Living	0	0.0%	0	0	0.0%	0
42 Southern Satellites	0	0.0%	0	0	0.0%	0
46 Rooted Rural	0	0.0%	0	0	0.0%	0
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